



# Nicholas Grove

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership



**6 Nicholas Grove**  
Leek , Staffordshire  
ST13 8NT

- \* An extended three bedroom semi-detached property situated in a highly regarded location in the west end of town, convenient for schools of all ages.
- \* The property requires updating and improvement throughout but offers lots of potential and a blank canvas to go in and put your own mark on the property.
- \* Boasting a quiet cul-de-sac position and occupies a generous sized plot.
- \* The property benefits from majority Upvc double glazing and gas fired central heating.
- \* Accommodation briefly comprises: Entrance Hall, W.c, Lounge / Dining Room, Sitting Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- \* Driveway providing ample off street parking leading to a single garage.
- \* Front and rear garden areas.
- \* The property is offered For Sale with no upward chain involved.

**Offers in the region of: £245,000**



**3**



**2**



**1**



**D**

**Council Tax  
Band**

**C**



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# Accommodation

## Entrance Hall

Stairs off. Radiator. Understairs storage.

## WC

W.c. Wash basin.

## Living Room 15'3 x 10'10 (4.65m x 3.30m)

Gas fire. Radiator.

## Dining Room 10'10 x 8'4 (3.30m x 2.54m)

Radiator. Access to Kitchen. Sliding doors to:

## Sitting Room 10'11 x 9'9 (3.33m x 2.97m)

Radiator. Sliding doors to side.

## Kitchen 11'4 x 9'2 (3.45m x 2.79m)

Wall and base units. stainless steel sink unit with drainer and mixer tap. Gas hob. Electric oven. Central heating boiler. Rear door. Plumbing point. Tiled floor.

## Landing Area

Airing cupboard.

## Bedroom 10'9 x 8'8 (3.28m x 2.64m)

Radiator.

## Bedroom 10'10 x 10'4 (3.30m x 3.15m)

Radiator. Loft access.

## Bedroom 9'3 x 7'4 (2.82m x 2.24m)

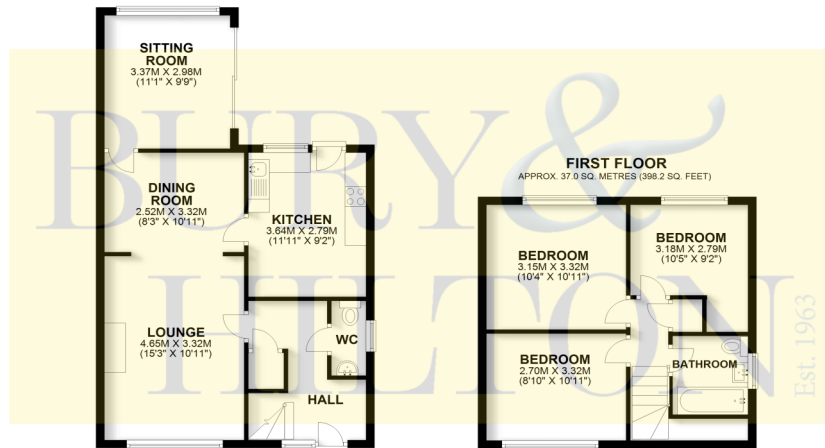
Radiator. Storage cupboard.

## Bathroom 6'5 x 5'10 (1.96m x 1.78m)

Bath with shower over. W.c. Wash basin. Radiator.



**GROUND FLOOR**  
APPROX. 55.5 SQ. METRES (597.0 SQ. FEET)



**TOTAL AREA: APPROX. 92.5 SQ. METRES (995.2 SQ. FEET)**  
Plan produced by www.firstfloorplans.co.uk. We accept no responsibility for any mistakes or inaccuracies contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Outside

Driveway providing ample off street parking leading to a single garage. Front and rear garden areas.

## Agents Note

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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