



27 Nightingale Gardens, Leek, Staffordshire, ST13 6QU

Asking price £90,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Everything You Need.... All Here In One Destination....A well proportioned one-bedroom first-floor apartment situated in a popular residential development, within easy reach of local amenities and available with allocated parking"

Denise White Estate Agent Comments

A modern one bedroom FIRST FLOOR apartment which is beautifully presented and ideal for single occupants or couples looking for low maintenance but modern living.

The accommodation flows with an entrance hall leading through to an open plan kitchen/living/dining room which enjoys views over towards 'The Roaches' and overlooks the communal garden. The kitchen comes fully equipped with integral fridge/freezer, integrated electric fan oven, four ring electric hob with an extractor above, a washing machine and a dryer. The double bedroom has ample room for a range of bedroom furniture. The bathroom has a fitted suite with a bath and electric shower over, pedestal wash hand basin and low level WC.

Externally the apartment has an allocated parking space which offers convenient off street parking. There are well maintained communal gardens.

A viewing is highly recommended.

Entrance Hall

Intercom, radiator, wood effect floor covering, ceiling light, built in storage cupboard access into the accommodation.

Lounge

13'3" x 10'9" (4.05 x 3.28)



An open plan kitchen/living/dining room, with a

glazed door from the living room with a Juliet balcony. The lounge area has wooden effect flooring and ceiling light with space for a dining area to the rear.

Kitchen

10'8" x 10'9" (3.27 x 3.28)



The kitchen has a range of wall and base units with work surfaces over, electric hob with extractor hood over, electric oven, washing machine, tumble dryer and sink unit with drainer. uPVC double glazed window, inset spotlights, tiled effect flooring, part tiled walls.

Bedroom

12'9" x 11'0" (3.91 x 3.36)



Good sized double bedroom with wooden effect covering to the floor, a large uPVC window, radiator and a ceiling light.

Bathroom

6'9" x 6'6" (2.07 x 1.99)



The bathroom consists of a white bath, electric shower over with a shower screen, pedestal wash hand basin and low level WC. frosted uPVC double glazed window to the rear, wooden effect covering to the floor and a ceiling light.

Externally



To the rear, there are private communal gardens with gated access. An ideal area where you can sit out and enjoy the open space. There is an allocated parking space which offers convenient off street parking to the front.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Lease details

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : March 2017

Term : 125 years from 2017

Parties :

(1) VENDOR

(2) Your Moorlands

Agents Notes

Leasehold

All main services connected

Staffordshire Moorlands Council Tax Band A

Service charge is £112 per month

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House to Sell or Let?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

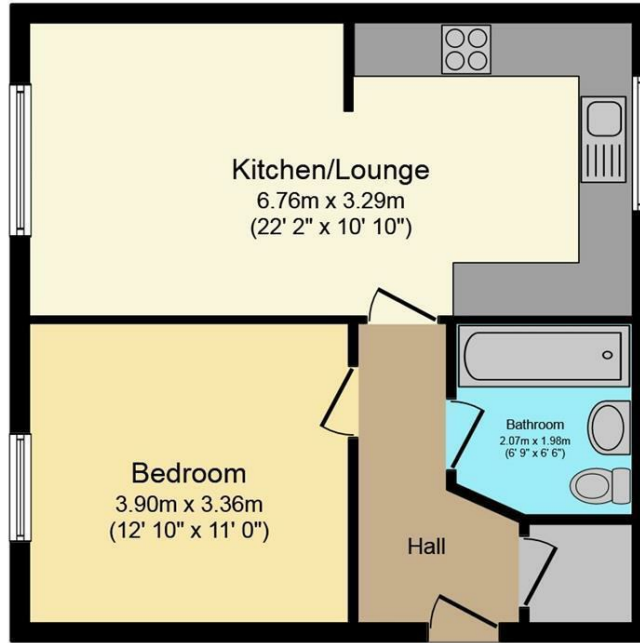
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan



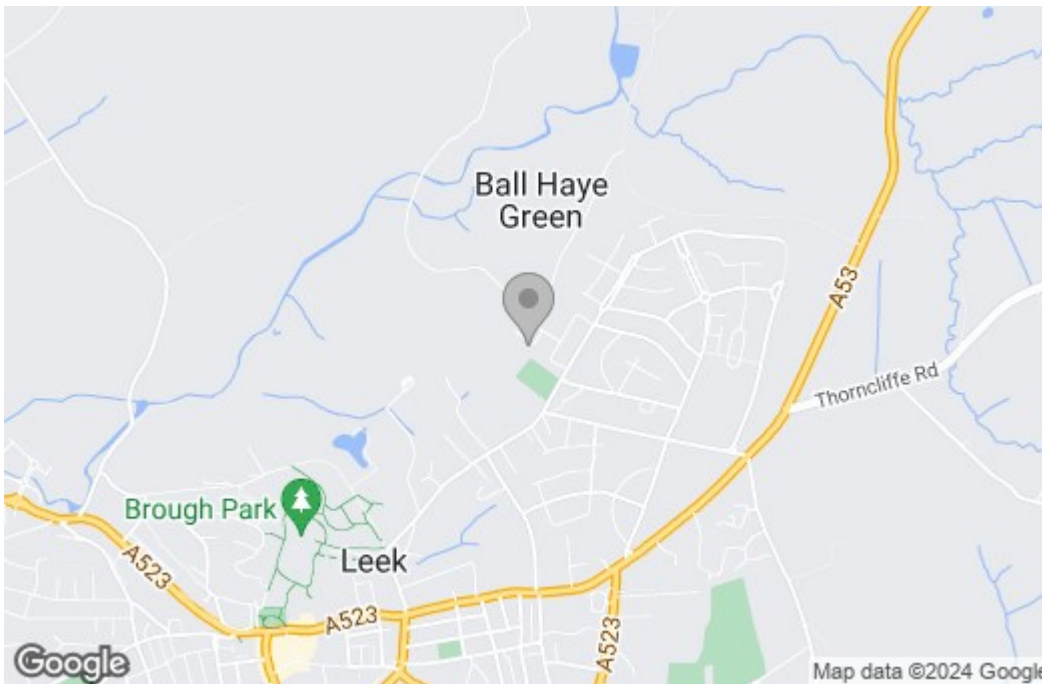
Floor Plan

Floor area 46.0 sq. m. (495 sq. ft.) approx

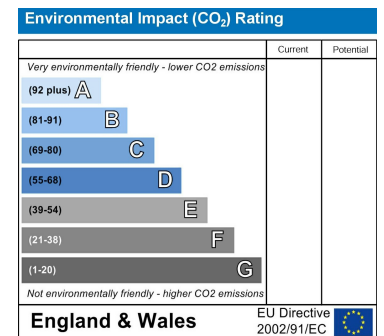
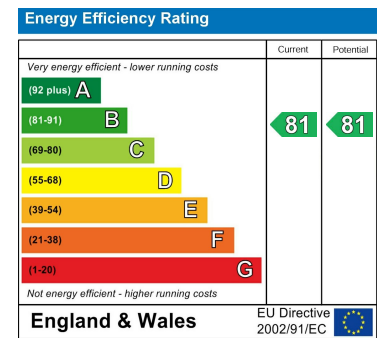
Total floor area 46.0 sq. m. (495 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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