



42 Nab Hill Avenue, Leek, Staffordshire, ST13 8EE

Asking price £270,000

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

'Owning a home means crafting your own personal masterpiece.' - Ezra Pound

Discover the perfect canvas for your family's future! This spacious three-bedroom semi-detached home is set on a desirable corner plot with off-road parking and a garage. Nestled in a popular residential area just outside the market town of Leek, it's ideal for creating your forever home.

Plus, with no chain involved, a quick move could be yours! Don't miss out—click to explore this great opportunity.

Denise White Estate Agents Comments

Nestled within a popular residential area in the west end of town, this charming three-bedroom semi-detached property occupies a desirable corner plot, making it an ideal choice for families seeking a space to personalize and transform into a cosy family home.

Upon entering, you are greeted by a bright and inviting entrance hall that sets the tone for the rest of the home. The well-proportioned living room boasts exposed beams and large windows that flood the space with natural light, creating a warm and welcoming atmosphere. At the rear of the property, you'll find a spacious kitchen diner, perfect for family gatherings and entertaining.

Ascending to the first floor, you will discover three thoughtfully designed bedrooms. Two generous double bedrooms and a good-sized single room all benefit from ample natural light, providing a tranquil retreat for family members. A conveniently located bathroom features a three-piece suite, servicing all rooms with ease.

The exterior of the property is equally appealing, featuring a gated driveway that offers off-road parking for multiple vehicles. This leads to a large detached garage, which includes a WC at the rear—ideal for those who may wish to use the space as a workshop or for gardening enthusiasts. The garden is beautifully laid to lawn, complemented by well-stocked borders featuring a variety of perennials.

This property presents a fantastic opportunity for families to create their dream home in a sought-after location.

NO CHAIN !

Location

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

The unspoiled 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 specialty 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 collectibles 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

Entrance Hall

9'6" x 5'4" (2.92 x 1.64)



Fitted carpet. Wall mounted radiator. Wooden door to the front aspect. UPVC double glazed window to the front aspect. Stairs to the first floor accommodation. Ceiling light.

Living Room

20'7" x 11'4" (6.29 x 3.47)



Fitted carpet. Two wall mounted radiators. Wooden double glazed window to the side aspect. UPVC double glazed window to the front aspect. Wooden double glazed floor to ceiling window to the side aspect. Two ceiling lights.

Kitchen Diner

12'2" x 15'4" (3.73 x 4.68)



Tiled flooring. A range of wall and base units with laminate worksurfaces above. Integrated gas hob, gas, oven and grill, stainless steel sink and drainer unit with mixer tap above, fridge, freezer. Understairs, storage cupboard with window to the front aspect and housing combination boiler. Wooden double glazed window to the side aspect. Wooden double glazed window to the rear aspect. Wooden door to the rear aspect. Picture railing. Two ceiling lights.

First Floor Landing

Fitted carpet. Ceiling light. UPVC double glazed window to the front aspect. Loft access.

Bedroom One

11'3" x 11'4" (3.45 x 3.46)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front and side aspect. Built-in wardrobes and vanity unit. Ceiling light.

Bedroom Two

8'11" x 14'4" (2.72 x 4.38)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the side and rear aspect. Ceiling light.

Bedroom Three

9'6" x 8'9" (2.90 x 2.68)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

5'5" x 7'1" (1.66 x 2.17)



Vinyl flooring. Tiled walls. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Fitted bath with shower attachment and electric shower above with glass shower screen. Obscured UPVC double glazed window to the front aspect. Ceiling light.

Garage

12'6" x 17'10" min to 23'3" max (3.83 x 5.46 min to 7.09 max)



Electric roller door to the front aspect. Window to the side aspect. Door to the side aspect. Power and lighting

Garage WC

2'9" x 6'6" (0.85 x 2.00)

Low level WC. Ceiling light. Plumbing point.

Outside



To the front of the property is a tarmac driveway which is gated and leads to the garage. There is a large lawn with mature borders and hedgerow surrounding. To the rear of the property is a paved area providing direct access into the kitchen diner.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and the team can help and advise 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 advise.

Property To Sell?

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.

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.

Do You Require 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.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

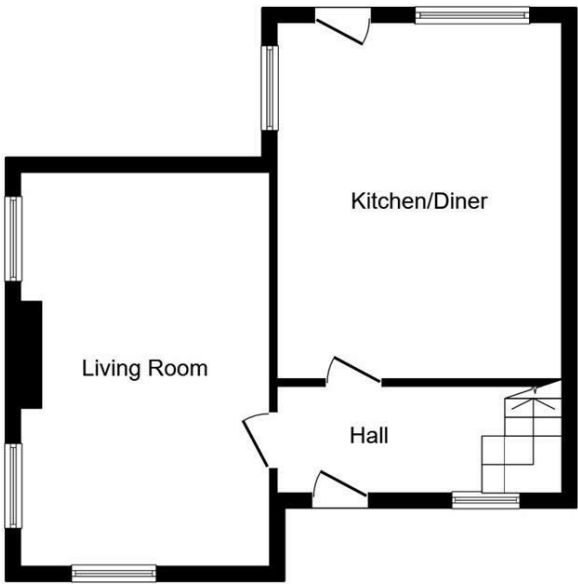
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor

Floor area 46.1 m² (496 sq.ft.)



First Floor

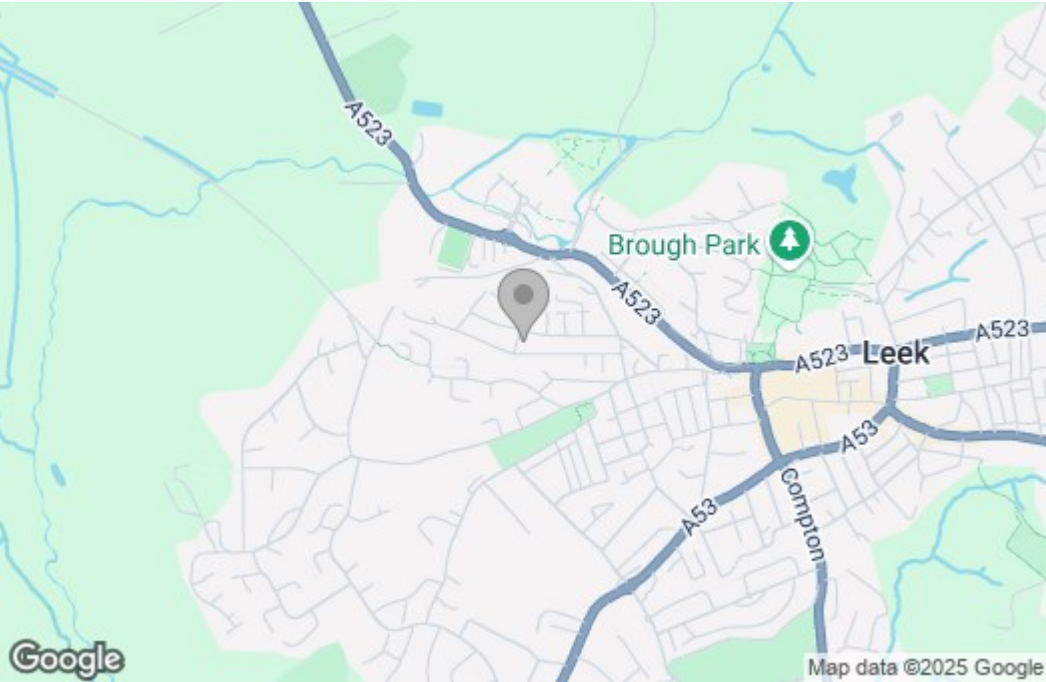
Floor area 44.0 m² (474 sq.ft.)

TOTAL: 90.1 m² (970 sq.ft.)

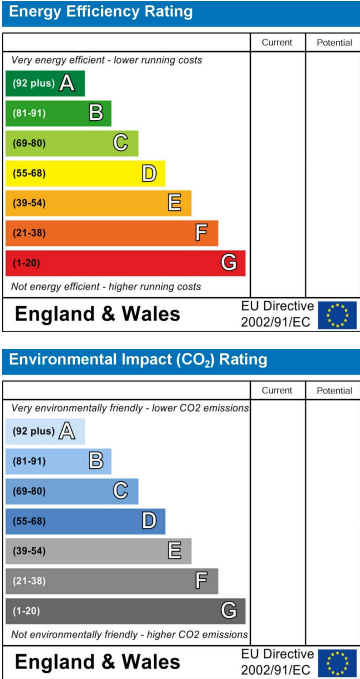
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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