



## 55 Nightingale Gardens, Leek, Staffordshire, ST13 6QU

Offers In The Region Of £265,000

- NO CHAIN!
- Kitchen diner
- Private driveway
- EPC Rating B
- Detached bungalow
- Wetroom
- Redecorated throughout
- Two bedrooms
- Enclosed rear garden
- Sought after location

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or efficiency can be given. Made with letmapr 1/2024

## Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and at the traffic lights continue straight ahead into Ball Haye Road. Follow this road passing Brough Park Leisure Centre on the left hand side and continue which then becomes Ball Haye Green. Just after passing the Recreation Ground on the left hand side, take the first turning left on to Tittesworth Avenue and the first left into Nightingale Gardens, follow the road round to the left and the

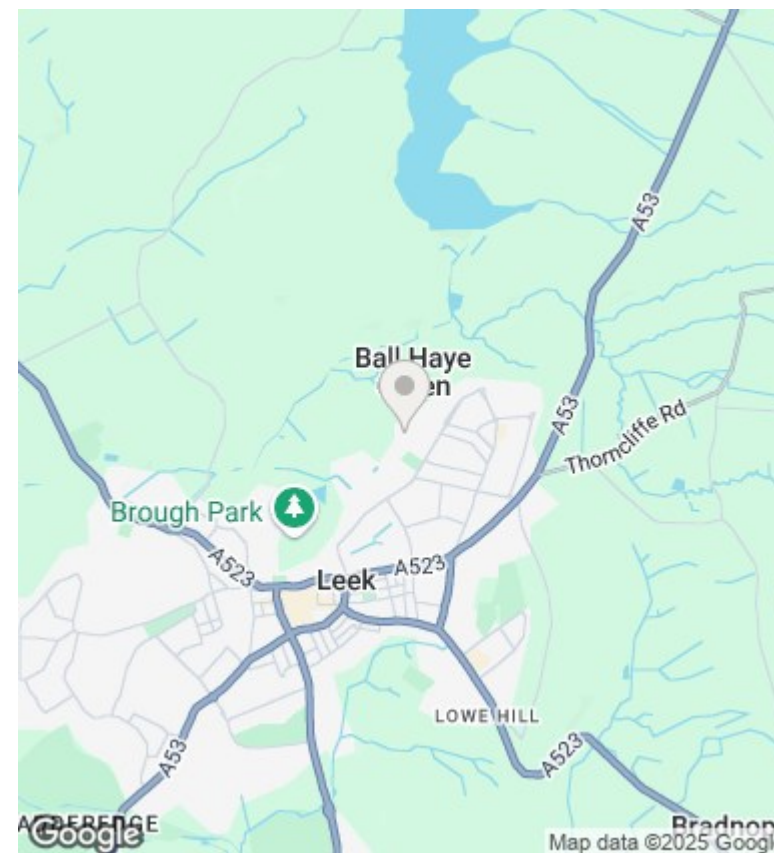
## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	