



Nab Hill Avenue, Leek, ST13 8EE.
OIEO £260,000

Whittaker Est. 1930
& Biggs

Nab Hill Avenue,

Leek, ST13 8EE.

Whittaker & Biggs are delighted to bring to the market this fully renovated, immaculately presented home located in a popular residential area.

Completely renovated to a high standard within the last 12 months, the home benefits from new electrics, plumbing, roof, combi boiler, double glazed windows, fully paved garden, retaining wall, tarmac drive with security bollards, LVT flooring, oak doors, full media wall with living flame feature fire as well as outdoor lighting and power sockets.

The property is comprised of a sitting room and kitchen dining room to the ground floor whilst to the first floor there are two double bedrooms, en-suite WC, shower room and utility room.

Appliances in the kitchen include a Smeg range cooker with Smeg extractor hood and integral Bosch dishwasher.

The bathroom has walk in shower enclosure with rainfall shower head, wall hung WC and vanity sink.

Externally, the rear garden is maintenance free being fully paved whilst to the frontage the large driveway has the added bonus of security bollards.

A viewing is highly recommended to appreciate the home's beautiful decoration and clever layout!



Ground Floor

Hallway 5' 9" x 4' 2" (1.74m x 1.27m)

Composite double glazed door to the frontage, UPVC double glazed stained glass window to the frontage, vertical column radiator, stairs to the first floor, under stairs storage cupboard housing the Baxi combi boiler.

Sitting Room 14' 8" x 11' 9" (4.46m x 3.57m)

UPVC double glazed window to the frontage, plantation shutters, full media wall with electric living flame fire and built in storage, inset ceiling spotlights, wall lights, radiator.

Kitchen/Diner 22' 5" x 11' 3" (6.82m x 3.42m)

Max measurement

UPVC double glazed French doors to the rear, UPVC double glazed picture window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, Smeg & ring gas range cooker, Smeg extractor hood, integral Bosch dishwasher, composite sink and drainer, chrome mixer tap with spray attachment, space for a American style fridge freezer with purpose built storage, inset ceiling spotlights, 1 x anthracite vertical column radiator, 1 x radiator, space for a dining table and chairs.

First Floor

Landing

Feature pendant light, inset ceiling spotlights, loft access.

Bedroom One 12' 10" x 10' 7" (3.92m x 3.23m)

UPVC double glazed window to the frontage, plantation shutters, radiator, inset ceiling spotlights, wall lights, WC off.

WC

UPVC double glazed window to the frontage, low level WC, wall mounted wash hand basin, black mixer tap, extractor fan, inset ceiling spotlight.

Bedroom Two 11' 7" x 10' 2" (3.52m x 3.10m)

UPVC double glazed window to the rear, plantation shutters, radiator.

Shower Room 6' 5" x 9' 11" (1.95m x 3.01m)

UPVC double glazed window to the rear, shower enclosure, rainfall shower head, black fittings, concealed cistern wall hung WC, vanity wash hand basin, black mixer tap, black ladder radiator, tiled floor, inset ceiling spotlights, extractor fan.

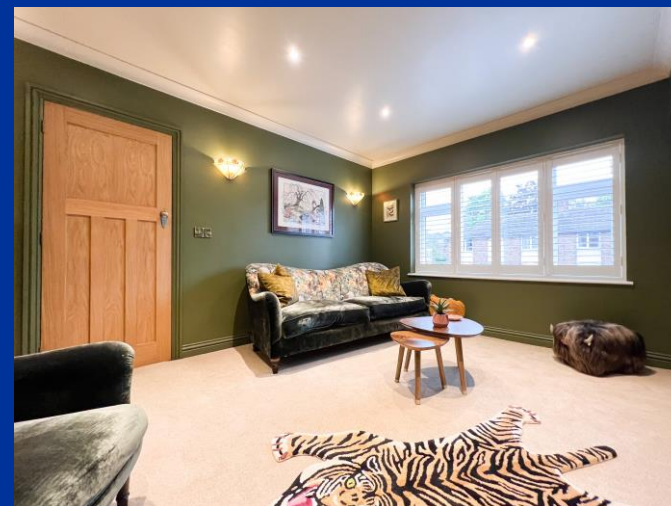
Utility room 7' 0" x 4' 5" (2.13m x 1.35m)

UPVC double glazed window to the side aspect, inset ceiling spotlights, worktop, composite sink, black mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator.

Externally

To the frontage, tarmac driveway, security bollards, gated access to the rear, wall and fence boundary.

To the rear, fully paved, fence boundary, retaining wall with well stocked borders.

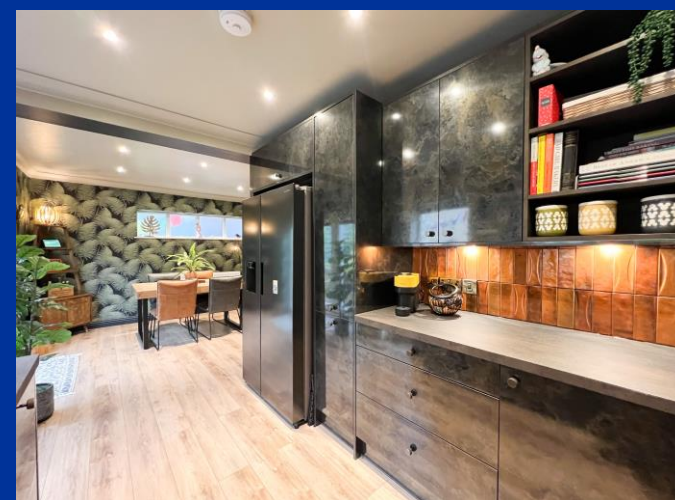


Note:

Council Tax Band: C

EPC Rating: C

Tenure: Believed to be Freehold



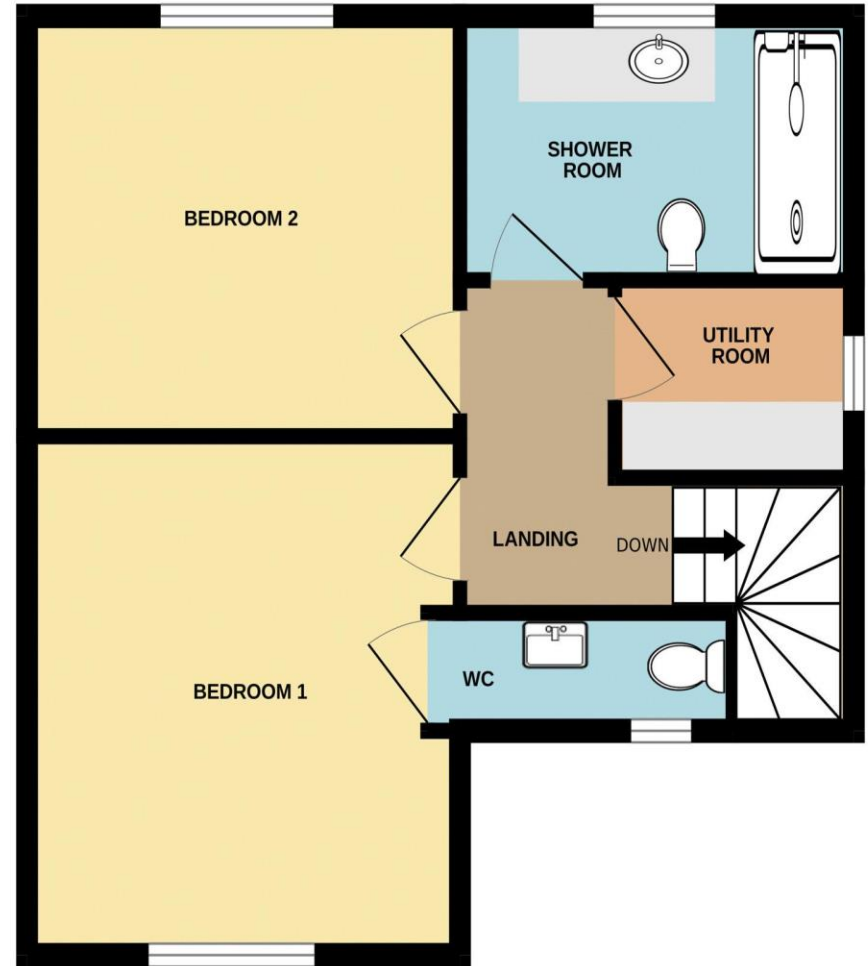




GROUND FLOOR



1ST 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek office proceed along Ball Haye Street at the traffic lights turn left onto Stockwell Street. Follow this road passing the old Church on the right hand side and as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the third turning right into Garden Street and the first turning left into Nunn Street, which then becomes Nab Hill Avenue. Follow this road for a short distance on the right hand side identifiable by the agents For Sale board.

Situation

An ideal family home situated to the West End of the busy market town of Leek. Within the catchment area of all three Westwood Schools. Many supermarkets are a short distance away to include Morrison's and Sainsburys. The town centre boasts many traditional shops, public houses and antique shops, together the popular markets held on a Wednesday and Saturday.

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45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**