



Nightingale Gardens, Leek, ST13 6QU.
Offers in the Region Of £265,000

Whittaker
& Biggs

Est. 1930

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Whittaker & Biggs are delighted to offer to the market this immaculate two bedroom, detached bungalow that has been freshly decorated throughout and is situated in a much sought after residential area. Living space is comprised of a hallway with airing cupboard off, sitting room, kitchen dining room, wet room and two bedrooms.

The dining kitchen is sizeable having plenty of units to the base and eye level as well as space for a dining table and chairs. A rear door opens to the garden where a metal pergola provides cover from sunlight and rain.

Externally to the frontage is a block paved driveway for off road parking, whilst to the rear there is paved patio with pergola, an area laid to lawn, wooden arbour and two timber sheds.

A viewing is highly recommended to appreciate this home's beautiful finish and sought after location.

Call Whittaker & Biggs today to book an appointment on 01538 372006.

Situation

This property would prove suitable for a retired couple, being close to the town. Brough Park Leisure Centre is on the doorstep together with local schools. Leek benefits from many traditional shops, a variety of antique shops and supermarkets.



Hall 16' 10" x 4' 11" (5.13m x 1.51m) Max measurement
Composite double glazed door with side light to the frontage, radiator, loft hatch, airing cupboard off.

Sitting Room 13' 11" x 11' 11" (4.25m x 3.63m) Max measurement

UPVC double glazed bay window to the frontage, radiator.

Kitchen/Diner 15' 0" x 11' 10" (4.56m x 3.60m) Max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, washing machine and slimline dishwasher, Zanussi ceramic hob, Beko electric fan assisted oven, extractor hood, integral fridge freezer, tiled floor, radiator, storage cupboard, inset ceiling spotlights, wall mounted Potterton combi boiler.

Bedroom One 12' 7" x 10' 8" (3.83m x 3.26m)

UPVC double glazed window to the rear, built in wardrobes, radiator.

Wet Room 9' 1" x 6' 9" (2.76m x 2.05m) Max measurement

UPVC double glazed window to the side aspect, shower enclosure, Triton electric shower, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, wall mounted cupboard, radiator, inset ceiling spotlights, extractor fan.

Bedroom Two 9' 8" x 9' 1" (2.95m x 2.77m) Max measurement

UPVC double glazed window to the frontage, radiator.

Externally

To the frontage, block paved driveway, area laid to lawn, gated access to the rear from both sides. To the rear, paved patio, area laid to lawn, fence boundary, metal pergola with polycarbonate roof, well stocked borders, wooden arbour, 2 x timber sheds.



Note:
Council Tax Band: C

EPC Rating: B

Tenure: believed to be Freehold







GROUND FLOOR





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 bungalow is situated on the right hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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