



Nightingale Gardens, Leek, ST13 6QU.  
OIEO £185,000

Whittaker & Biggs Est. 1930



# Nightingale Gardens,

Leek, ST13 6QU.

Whittaker & Biggs are pleased to offer to the market this two bedroom townhouse with driveway and fully enclosed rear garden, situated in a quiet residential area on the outskirts of Leek Market Town.

The property is comprised of a hallway, sitting room, kitchen diner, WC and utility to the ground floor, whilst to the first floor are two double bedrooms and a shower room.

The kitchen is positioned at the rear of the property and is equipped with a Zanussi ceramic hob, Lamona electric fan assisted oven and an integral fridge freezer space with space and plumbing for a dishwasher. There is ample room for a dining table chairs and has a useful utility room/WC adjacent to the kitchen.

A frameless shower enclosure and contemporary fittings can be found in the shower room providing a sleek look.

To the frontage there is a block paved driveway and a brick bin store.

To the rear, the low maintenance, southeast facing garden has a paved patio, an area laid to gravel and decking with a wooden pergola.

A viewing is highly recommended to appreciate this home's location and living space.

Call Whittaker & Biggs today to book a viewing on 01538 372006.





## Ground Floor

**Hall** 6' 0" x 4' 9" (1.83m x 1.46m) Max measurement  
Composite double glazed door with sidelight window to the frontage, stairs to the first floor, radiator.

**Sitting Room** 13' 5" x 13' 0" (4.08m x 3.96m)  
Max measurement  
UPVC double glazed window to the frontage, under stairs storage, radiator.

**Kitchen/Diner** 11' 5" x 10' 2" (3.48m x 3.11m)  
UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Zanussi ceramic hob, Lamona electric fan assisted oven, integral fridge freezer, stainless steel sink and drainer, chrome taps, space and plumbing for a dishwasher, gas fired wall mounted Potterton combi boiler, inset ceiling spotlights, space for a dining table and chairs, radiator.

**Utility / WC** 10' 2" x 4' 11" (3.11m x 1.49m)  
UPVC double glazed window to the rear, low level WC, pedestal wash hand basin, chrome taps, storage cupboard, worktop, space and plumbing for a washing machine, radiator, extractor fan.

## First Floor

**Landing** 10' 6" x 6' 9" (3.20m x 2.07m)  
Max measurement  
Airing cupboard, loft hatch.

**Bedroom One** 16' 7" x 9' 10" (5.05m x 3.00m)  
2x UPVC double glazed windows to the frontage, radiator, thermostat.

**Bedroom Two** 13' 9" x 9' 5" (4.2m x 2.87m)  
UPVC double glazed window to the rear, radiator.

**Shower Room** 6' 9" x 6' 5" (2.07m x 1.95m)  
UPVC double glazed window to the rear, shower enclosure, chrome fittings, rainfall shower head and hand held shower, pedestal wash hand basin, chrome taps, chrome ladder radiator, shaver point, inset ceiling spotlights, extractor fan.

**Loft**  
Part boarded, light.

**Externally**  
To the frontage, block paved driveway, brick bin store.  
To the rear, paved patio, area laid to gravel, decked area, timber pergola, fence boundary.



Note:  
Council Tax Band: B  
EPC Rating: B  
Tenure: Freehold  
Maintenance fee: £6.73 p/m







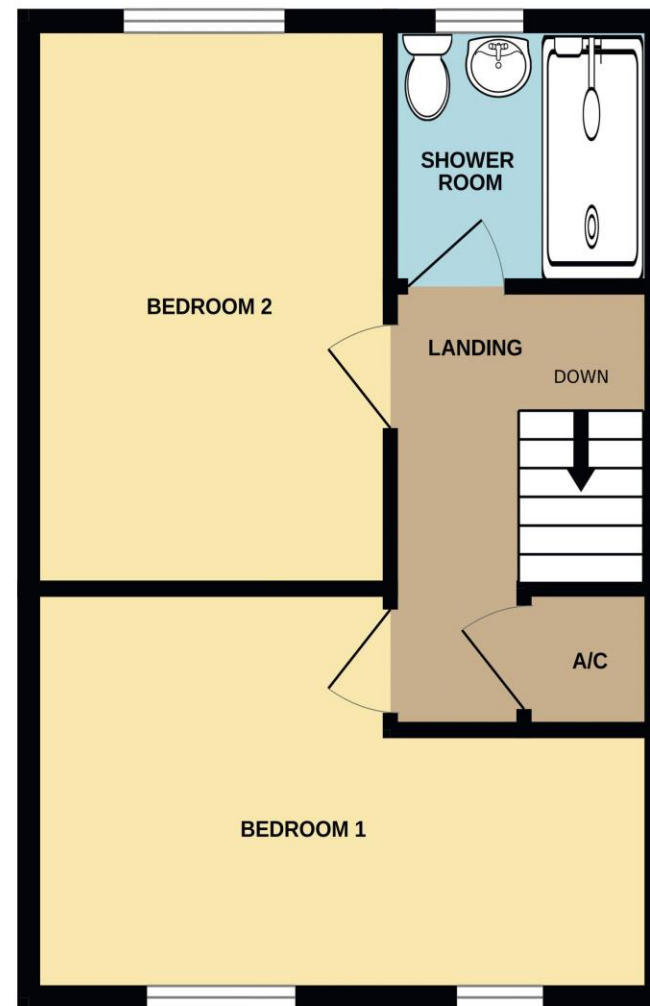




GROUND FLOOR



1ST 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 property is situated on the left hand side.

## Situation

This property is close to the Leek town centre, Brough Park Leisure Centre and local schools. Leek benefits from many traditional shops, a variety of antique shops and supermarkets.

**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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