



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



12 Nunn Street, Leek, ST13 8EA

Offers In The Region Of £155,000

A good sized two bedroom terraced property which is well maintained throughout with two reception rooms and two double bedrooms. Situated within walking distance of Leek Town Centre close to many local amenities and within the West End school catchment.

An outside flagged path leads to a further private rear yard area.

Of interest to FTB or investors. ****NO UPWARD CHAIN****



Situation

Located just outside the centre of Leek's market town centre and within walking distance of the town, this property also has easy access to further commuting routes, located in a popular residential area. Within the catchment for Westwood Schools.

Directions

From our Leek office take the A523 Ball Haye Street to the traffic lights, turn left onto Stockwell Street and continue turning left at the fork in the road onto West Street, turn right onto Garden Street then first left onto Nunn Street where the property will be found a short distance along on the right hand side identified by our For Sale board.

Front Entrance Door

A uPVC entrance door leading into: -

Lounge 12'2" x 11'2" (3.711 x 3.394)



uPVC double glazed window and door to the front aspect, living flame gas fire in a brass surround on a stone hearth, radiator, corner cupboard housing gas and electric meters.



Dining Room 12'3" x 11'2" (3.723 x 3.395)



uPVC double glazed window to the rear aspect, inglenook fire space, under stairs store, radiator, tiled floor.

Open plan to Kitchen.



Kitchen 11'0" x 6'7" (3.365 x 1.999)

uPVC double glazed window and door to the side aspect, range of base units with granite effect work surfaces over and tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, plumbing for an automatic washing machine, Matching wall units and full height larder cupboard, wall mounted "Vaillant" boiler, tiled floor.



Bathroom



uPVC frosted double glazed window to the side aspect, white suite comprises bath with mixer taps, corner shower cubicle incorporating mixer shower fitment, pedestal wash hand basin, low level W.C., heated towel rail, tiled floor.

First Floor Landing
With loft access.

Bedroom One 12'2" x 11'1" (3.708 x 3.383)



uPVC double glazed window to the front aspect, feature cast iron decorative fireplace, radiator, built in double wardrobe.

Bedroom Two 12'2" x 10'1" (3.708 x 3.083)



uPVC double glazed window to the rear aspect, feature cast iron decorative fireplace, radiator, built in double cupboard.

Outside



To the rear aspect is a private flagged yard area.

Services

We believe all mains services are connected.

Viewings

By prior arrangement through the Agent.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

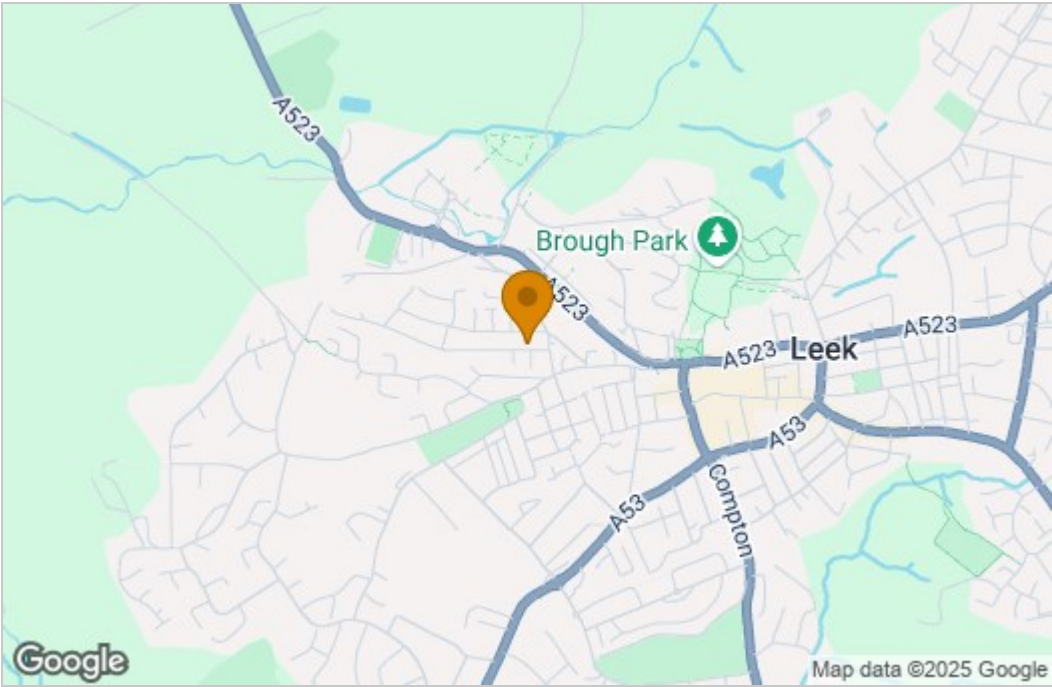
Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

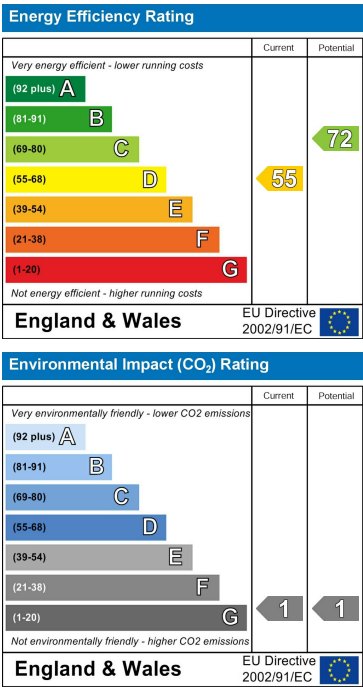
Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.