



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**27 Nab Hill Avenue, Leek, ST13 8EF**

**Offers Over £235,000**

Nestled in the desirable west end of Leek, this charming three-bedroom semi-detached house on Nab Hill Avenue presents an excellent opportunity for families and individuals alike.

The property is conveniently located near popular local schools, ensuring that educational facilities are in just a short walk away, which is a significant advantage for families with children.

One of the standout features of this home is the large patio and garden area, providing a wonderful outdoor space for entertaining and gardening. It is a perfect spot for summer barbecues or for children to play safely. Additionally, the property includes a drive way for off road parking and a detached garage offering extra storage space.

This semi-detached house combines comfort, practicality, and a prime location, making it a fantastic choice for those looking to settle in Leek. With its proximity to the town center with its independent shops, bars and restaurants, this property is not to be missed.





### Directions

From our Derby Street office follow Stockwell Street bearing left into West Street. Continue along this road taking the second turning right into Garden Street and the first turning left into Nunn Street. Follow this road which then becomes Nab Hill Avenue where the property is situated on the left hand side identifiable our For Sale Board.

### Situation

Situated to the West End of town within walking distance of all the West End Schools, the market town of Leek and good for commuting to the Staffordshire/Cheshire and Derbyshire borders.

### Entrance Hall

Staircase off, radiator, cushioned floor. Under stairs store.

### Living Room 11'5" x 10'2" (3.50 x 3.11)



uPVC double glazed window to front, radiator.

### Dining Kitchen 12'0" x 10'7" (3.68 x 3.25)



Feature uPVC double glazed bay window overlooking garden, range of matching wall and base units with work surfaces, integrated Hotpoint oven with four ring electric hob and extractor over, inset sink unit, breakfast bar, radiator, laminate floor.



### Rear Porch

With uPVC double glazed door to side.

### Utility/Wc 5'9" x 4'4" (1.76 x 1.33)



Plumbing for washing machine, low level wc, pedestal wash basin, fully tiled walls, uPVC double glazed frosted window to rear, radiator.

### First Floor Landing

Loft access and overstairs storage.



Bedroom One 12'3" x 9'7" max (3.74 x 2.93 max)



uPVC double glazed window overlooking garden, radiator, built in wardrobes.

Bedroom Three 9'4" x 6'0" (2.85 x 1.85)



uPVC double glazed window overlooking garden.

Bedroom Two 9'11" x 9'8" (3.04 x 2.95)

uPVC double glazed window to front, radiator, built in wardrobes.

Family Bathroom 8'7" x 8'7" (2.63 x 2.63)



Suite comprising corner bath with mixer shower over, low level wc, pedestal wash hand basin, tiled walls, uPVC double glazed frosted window to front, heated towel rail. Built in airing cupboard.

Outside



Enclosed forecourt providing off road parking with gated access to rear gardens.



## Rear Gardens



Flagged patio area, adjoining spacious lawns with mature trees and shrubs. Flagged path leads to gated access to the rear. Cold water tap. Adjoining garden shed.



## Built in Garden Room 11'11" x 10'9" (3.64 x 3.29)

uPVC double glazed windows and door, wash hand basin, radiator, wall mounted Baxi boiler, light and power connected.

## Garage 17'11" x 7'8" (5.48 x 2.36)

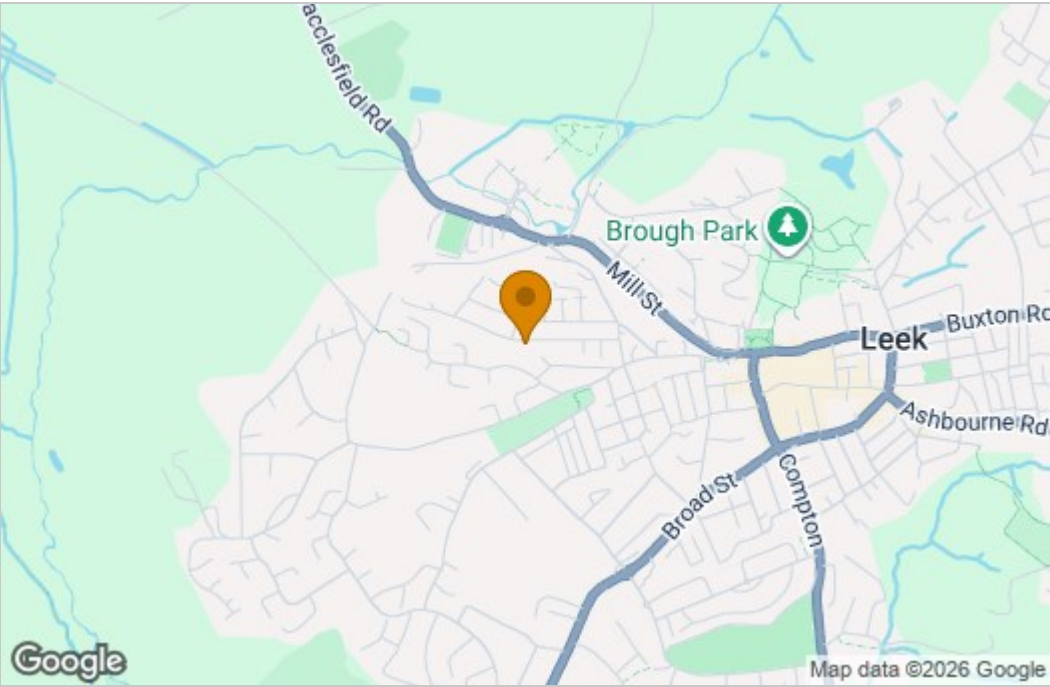


Up and over door, concrete floor, windows to side and rear, light and power connected. Storage under.

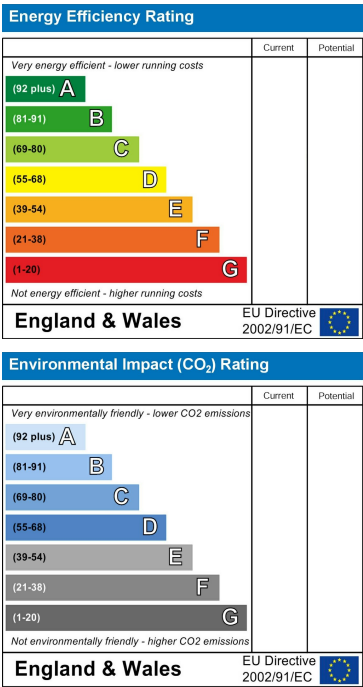
Floor Plan



Area Map



Energy Efficiency Graph



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