



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**15 Nicholson Way, Leek, ST13 8TF**

**Offers Over £245,000**

Located at the popular West end of Leek, this property is situated at the end of a quiet cul-de-sac and provides a well presented three bedroom detached house with excellent space for family living. The property benefits from a driveway and access to a detached garage, along with a garden shed and patio garden to the rear.

Viewing is a must to appreciate the location and accommodation on offer.



### Situation and Directions

Located on a quiet cul-de-sac but still within walking distance of Leek's market town centre, the property is within close proximity to many local amenities such as schools, shops, churches, public houses and public transport.

From the centre of town, follow the one way system into Market Street. At the end of Market Street turn left onto Stockwell Street, continue forward taking the left hand turn where the road forks off onto West Street. Continue along West Street and take the second right turning onto Garden Street. Then take the second

left onto Frith Street. Continue along the road which becomes Hillswood Avenue. Take the fourth right turning onto Hillcrest and first left onto Nicholson Way. The property is number 15 and is a short distance along on the left hand side.

### Accommodation Comprises

A UPVC entrance door with obscured glazing leads into:

#### Hallway 4'9" x 3'11" (1.443 x 1.183)

With fitted carpet, radiator, fuse box and stairs to the first floor.

#### Living Room 13'9" x 11'8" (4.185 x 3.549)



The living room has laminate flooring with UPVC bay window to the front aspect, radiator, fireplaces suitable for an electric fire, two wall lights and ceiling light point.

Useful under stair cupboard and glazed doors to the kitchen.

#### Kitchen / Diner 14'10" x 9'7" (4.522 x 2.910)



Benefitting from a fully tiled floor with two UPVC double glazed windows to the rear aspect, UPVC door to the rear garden, a range of base units with work tops over, tiled splash-backs, inset composite sink and drainer unit with mixer tap, space for a gas cooker with extractor hood over, plumbing for an automatic washing machine, space for a fridge or fridge freezer, a range of matching wall units, wall hung combination boiler and radiator.



#### First Floor Landing

With fully carpeted stairs and banisters, UPVC double glazed window to the side aspect and useful store cupboard.

### Bedroom One 12'0" x 9'0" (3.647 x 2.740)



With fully fitted carpet, UPVC double glazed window to the rear aspect and radiator.

### Bedroom Two 11'6" x 7'1" (3.499 x 2.153)



With fully fitted carpet, UPVC double glazed window to the front aspect and radiator.

### Bedroom Three 7'5" x 6'6" (2.261 x 1.983)



With fully fitted carpet, UPVC double glazed window to the front aspect and radiator.

### Bathroom



Benefitting from vinyl flooring, UPVC obscured glazed window to the rear aspect, bath with mains fed shower over, part tiled walls, pedestal wash hand basin, low level lavatory and radiator.

### Outside



To the front aspect there is a tarmac driveway with gravelled border. The driveway leads to the garage with up-and-over door.

To the rear aspect there is a flagged patio garden with planted border to the rear, useful shed and outside tap and with fenced boundary.

## Garage



With up-and-over style entrance door; electrical points and lighting.



## Services

We believe all mains services are connected.

## Viewings

By prior arrangement through Graham Watkins & Co.

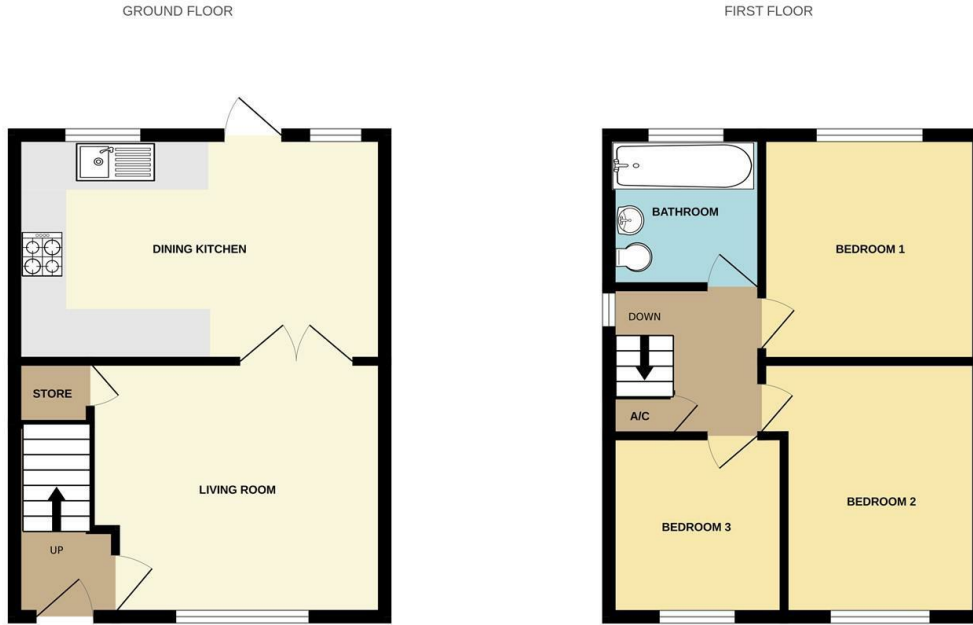
## Measurements

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

## Please Note

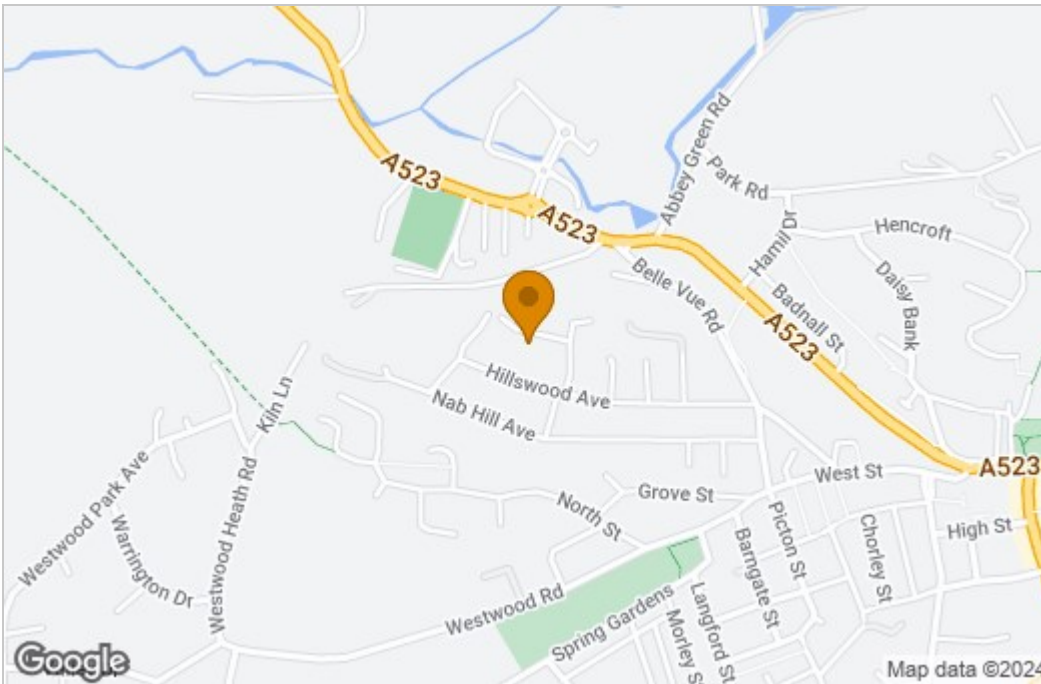
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

# Floor Plan

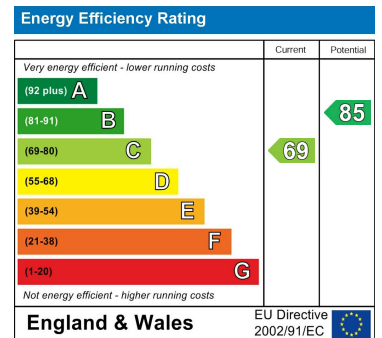


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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