



6 Nab Hill Avenue

Leek



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**6 Nab Hill Avenue**  
Leek  
Staffordshire, ST13 8EE

Located in a highly sought after area in the West-End of town is this spacious and very well presented end of row town-house.

The property has been well maintained by the current vendors and offers some excellent sized accommodation - ideally suitable for family occupation.

Conveniently located for walking into the town centre and within the catchment area of the popular Westwood schools.

The property benefits from double glazing and gas fired central heating and briefly comprises: Entrance Hall, Living Room with log burner, Dining Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor. The roof space has been converted to a useful Attic Room suitable for a number of uses.

Double driveway to the front providing off street parking and a low maintenance enclosed rear garden area with large storage shed.

Internal inspection comes strongly recommended.

**Offers in the region of: £260,000**



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Leek Office - 01538 383344



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# Accommodation

## Entrance Hall

Stairs off. Laminate flooring.

## Living Room

Log burner. Coving. Radiator x 2. Double doors to rear. Wall light x 2.

## Dining Room

Radiator. Laminate flooring.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Gas hob, electric oven and extractor unit above. Understairs storage. Laminate flooring. Spotlights. Radiator. Rear door.

## First Floor:

### Landing Area

Storage cupboard x 2, one housing central heating boiler.

### Bedroom

Radiator. Fitted wardrobes. Dressing table. Storage cupboard.

### Bedroom

Radiator.

### Bedroom

Radiator. Coving. Storage cupboard.

### Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Storage cupboard.







### Attic Room

Sky light x 2. Eaves storage. Radiator. Built-in wardrobe

### Outside

Double driveway to the front providing off street parking and a low maintenance enclosed rear garden area with large storage shed.

### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

**Council Tax Band & EPC Rating:** Band B & D

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty.

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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