



39A Nab Hill Avenue, Leek, Staffordshire, ST13 8EF

Offers In The Region Of £245,000

- Three bedroom town house
- Garden store/utility and cellar
- Lots of further potential
- Impressive rear garden
- Open plan living/dining room
- Off street parking to the front
- Outskirts of town

39A Nab Hill Avenue, Leek ST13 8EF

Nestled in the charming area of Nab Hill Avenue, Leek, this delightful three-bedroom townhouse offers a perfect blend of comfort and potential. The property boasts a spacious open plan living and dining room, providing an inviting space for both relaxation and entertaining. With one well-appointed bathroom, this home is ideal for families or those seeking extra room for guests.

One of the standout features of this property is the impressive rear garden, which is thoughtfully designed with multiple tiers and a variety of well-stocked plants, creating a serene outdoor retreat. Additionally, the garden includes a practical store/utility area, complemented by a cellar, offering ample storage solutions.

Conveniently situated on the outskirts of town, this townhouse benefits from off-street parking, ensuring ease of access. The West End of town is known for its community spirit and local amenities, making this location both desirable and practical for everyday living.

This property presents a wonderful opportunity for those looking to make their mark in a lovely home with plenty of potential. Whether you are a first-time buyer or seeking a family residence, this townhouse is well worth a visit.



Council Tax Band: B



Entrance Hallway

Wood glazed door and windows to the front elevation, feature glazing within UPVC double glazed window to the front elevation, radiator, stairs to the first floor.

Kitchen

11'0" x 11'9"

Range of fitted units to the base and eye level, stainless steel sink unit with drainer and chrome mixer tap, tiled splashbacks, wood double glazed window to the rear elevation, wood double glazed stable door to the rear elevation, integral microwave, electric oven, chrome heated ladder radiator, space for a free standing fridge/freezer.

Living/Dining Room

19'5" x 11'2"

UPVC double glazed window to the front elevation, two radiators, wall lights, wall mounted feature fireplace, wood double glazed patio doors and window to the rear elevation.

First Floor

Landing

Loft access.

Bedroom One

9'8" x 11'1"

UPVC double glazed window to the front elevation, radiator.

Bedroom Two

9'5" x 9'11"

Wood double glazed window to the rear elevation, radiator.

Bedroom Three

10'6" x 10'5" (max measurement)

UPVC double glazed window to the front elevation, radiator, built in wardrobes.

Bathroom

11'7" x 8'5"

Panelled bath, pedestal wash hand basin, low level WC, walk in shower enclosure with electric shower, radiator with towel rail, shaver point, niche, wood double glazed window to the rear elevation, panelling, built in cupboard

Outside

Externally to the front is gravelled driveway, hedged and fenced boundaries. To the rear is tiered garden, upper tier is laid to patio with walled boundaries and railings, middle tier has patio area, hedged boundary, access to garden store. Lower tier is laid to lawn, well stocked borders, fenced and hedged boundary, area laid to lawns and a further patio.

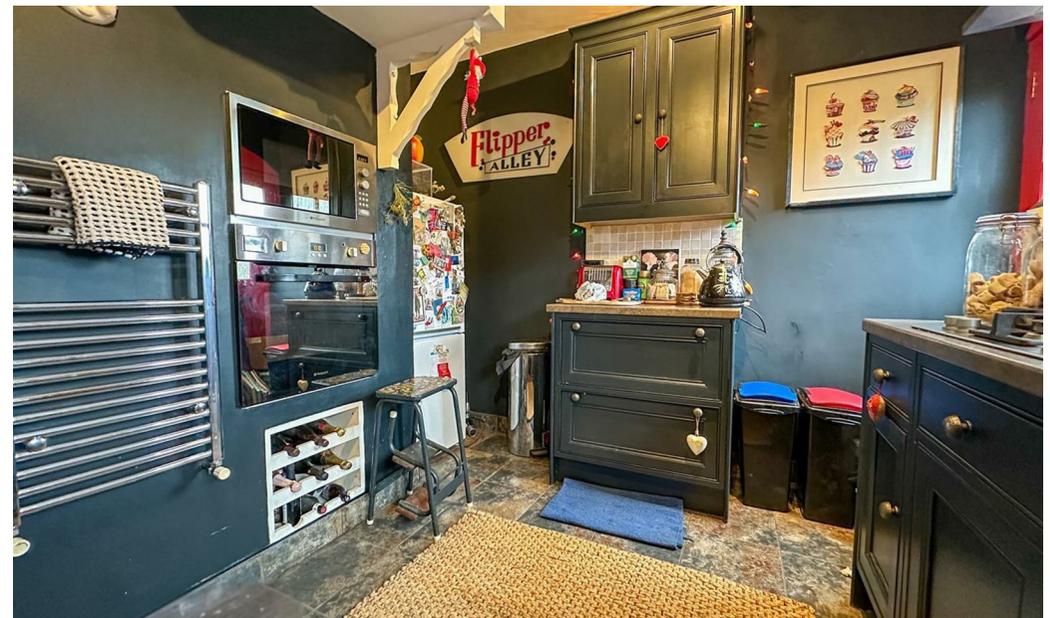
Garden Store/Utility

6'5" x 12'4"

UPVC double glazed window and door to the rear elevation, radiator, light and power connected, plumbing for a washing machine, space for a dryer, Glow Worm gas fired boiler.

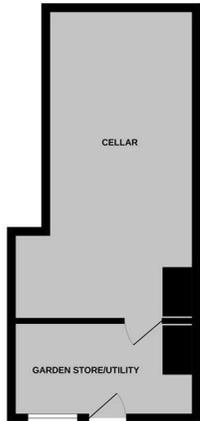
Cellar

20'10" x 10'1"





LOWER GROUND FLOOR



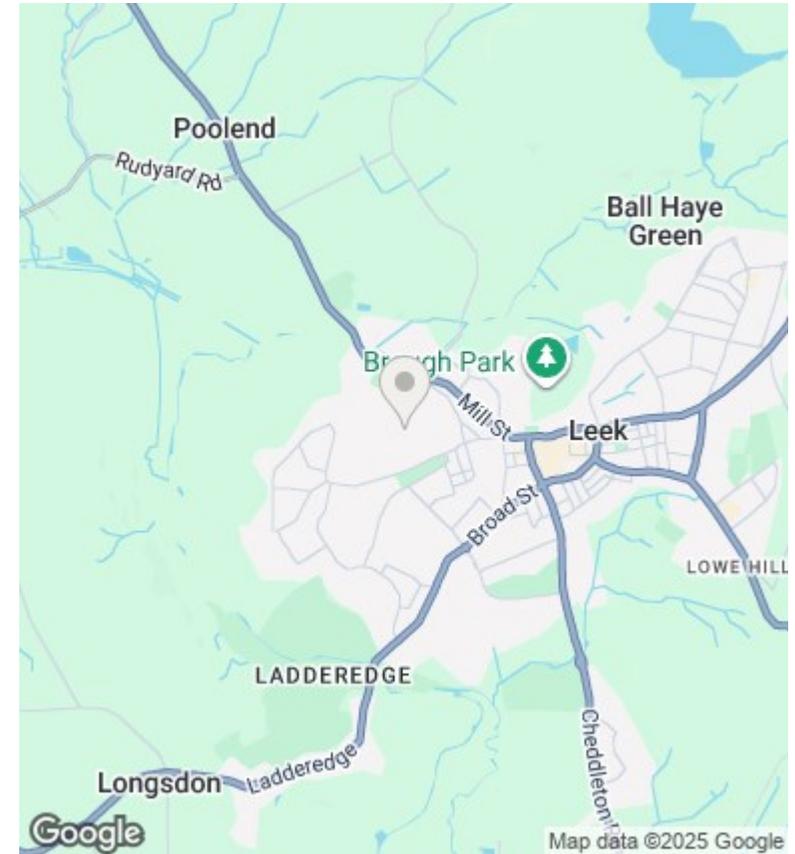
GROUND FLOOR



FIRST FLOOR



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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	