



57 Nab Hill Avenue, Leek, ST13 8EF

Offers In The Region Of £275,000

- Semi detached property
- Large south west facing rear garden
- Council tax band B
- Three double bedrooms
- Located in an elevation position providing views to the rear
- Dual aspect breakfast kitchen
- Popular residential area in the West End of town

57 Nab Hill Avenue, Leek ST13 8EF

Whittaker & Biggs are delighted to bring to the market this delightful semi-detached house, offering a perfect blend of comfort and potential. Boasting three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

Flooded with natural light from windows to both the front and rear, the impressive dual-aspect breakfast kitchen is the true heart of the home. Thoughtfully designed for both functionality and sociable living, the space centres around a stylish central breakfast bar — ideal for casual dining, morning coffee, or entertaining guests. The kitchen features a charming window seat, perfectly positioned to enjoy garden views while adding a touch of comfort and character.



Council Tax Band: B



Ground Floor

Porch

6'0" x 4'1"

Composite door and UPVC double glazed window to the front elevation.

Hall

9'9" x 7'10"

Wood glazed double doors to the front elevation, stairs to the first floor, radiator.

WC

4'3" x 2'9"

UPVC double glazed window to the front elevation, radiator, low level WC, wall mounted sink.

Breakfast Kitchen

20'2" x 9'11"

UPVC double glazed window to the front elevation, UPVC double glazed bay window to the rear elevation, radiator, range of fitted units to the base and eye level, breakfast bar, five ring AEG induction hob, extractor fan, Zanussi electric oven, Zanussi integral microwave, composite one and a half sink with drainer, chrome instant hot water mixer tap, integral fridge, integral freezer, integral dishwasher, plumbing for a washing machine, space for a dryer, gas fired wall mounted Vaillant combi boiler.

Sitting Room

11'0" x 9'9"

UPVC double glazed window to the rear elevation, radiator.

First Floor

Bedroom One

10'6" x 9'10"

UPVC double glazed window to the rear elevation, radiator.

Bedroom Two

11'0" x 9'10"

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three

10'0" x 9'3"

UPVC double glazed window to the front elevation, radiator.

Bathroom

9'6" x 6'2"

UPVC double glazed window to the front elevation, chrome ladder radiator, panelled bath, walk-in shower enclosure, low level WC, pedestal wash hand basin.

Externally

To the frontage, fenced boundaries, stone slab walkway, area laid to slate chippings, water tap, access to the rear.

To the rear, mainly laid to lawn, stone slab walkway, fenced boundaries, mature trees, plants and shrubs.

Basement Store

11'2" x 10'0"

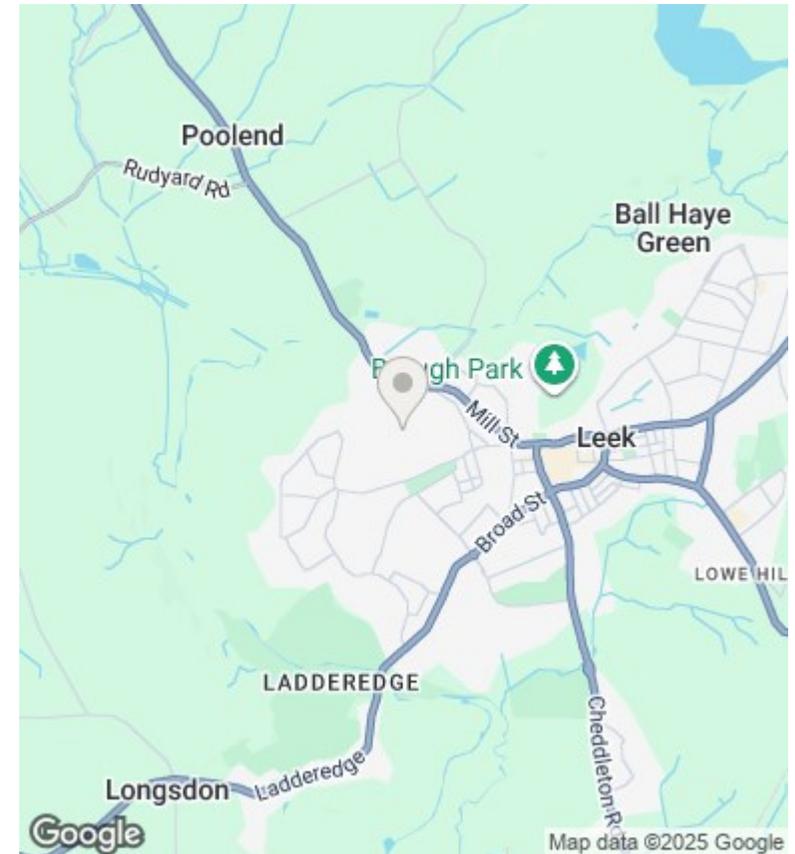
UPVC double glazed doors to the rear elevation, light and power connected.







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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	