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## 21 Nicholson Way, Leek, ST13 8TF

- \* A delightfully situated detached bungalow.
- \* Located at the end of a small quiet cul-de-sac, this property enjoys a superb outlook to the front across Abbey Green and onto Hillswood and The Roaches.
- \* The property is well placed for walking into the town centre with its associate amenities.
- \* Well maintained three bedroomed accommodation with conservatory extension.
  - \* Gas central heating, double glazing and garaging facilities.
  - \* A perfect retirement home.

**Price: £239,950**

Subject to contract

## ACCOMMODATION

### Entrance Porch

### Entrance Hall

With radiator. Built-in cupboard. Fitted carpet.

### Lounge 15' x 10'5 (4.57m x 3.18m)

With radiator. Laminate flooring.

### Kitchen 15' x 7'6 (4.57m x 2.29m)

Fully fitted with a comprehensive range of units consisting of sink unit, base unit, working surfaces and wall cupboards and incorporating a split level cooker. Radiator.

### Bedroom One 13' x 10'4 (3.96m x 3.15m)

With full range of fitted bedroom furniture consisting of wardrobes and dressing table. Radiator. Fitted carpet.

### Bedroom Two 7'6 x 7'8 (2.29m x 2.34m)

With radiator. Fitted carpet.

### Bedroom Three/Dining Room 9'9 x 8'5 (2.97m x 2.57m)

With radiator. Fitted carpet.

### Conservatory 13'6 x 6'1 (4.11m x 1.85m)

### Bathroom

Fully tiled walls and suite comprising walk-in shower cubicle, wash basin and wc. Heated towel rail. Tiled flooring.

### Outside

Driveway provides off road parking facilities and leads to an INTEGRAL GARAGE.

Easily maintained gardens to front and rear.



### Services

All mains services.

Gas central heating.

Double glazing.

### Viewing

By prior appointment through the Agents.

### 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. The buyer is advised to obtain verification from their Solicitor or Surveyor.