



Nicholas Grove, Leek, ST13 8NT.  
Offers in the Region Of £245,000

Whittaker Est. 1930  
& Biggs



# Nicholas Grove, Leek, ST13 8NT

This three bedroom semi detached family home is nestled within a quiet cul de sac location, in the popular West End of town. Being just a short walk from Westwood College, this home is ideal for a growing family, with enclosed rear garden and excellent views to the rear. The property boasts two reception rooms, cloakroom to the ground floor, rear porch, three well proportioned bedrooms, detached garage and spacious driveway.

You're welcomed into the property via the hallway, with useful cloakroom and storage cupboard off. The kitchen has a good range of fitted units to the base and eye level, gas cooker point, extractor, space for a fridge, washing machine, breakfast bar and breakfast table. The rear porch is of Upvc double glazed construction. The living room is a generous 15ft, has feature fireplace and sliding doors into the dining room.

To the first floor are three bedrooms, with bedroom one having fitted wardrobes. The shower room services all three rooms and incorporates an electric shower, pedestal wash hand basin and low level WC.

Externally to the frontage is a well stocked garden and tarmac driveway which extends to the side of the property and provides access to the garage. The garage is of brick construction, has up and over door, power, light and pedestrian door onto the rear garden. The rear garden is laid to lawn with well stocked borders.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, potential, views and spacious layout.

## Situation

Ideally positioned to the west end of the town, providing various countryside walks. The busy market town of Leek is also a short distance away, together with being within easy walking distance of all the sought after Westwood schools.





### Entrance Hallway

UPVC double glazed door and window to the front elevation, radiator, under stair storage with shelving, stairs to the first floor, cloakroom off.

### Cloakroom 6' 2" x 2' 7" (1.87m x 0.78m)

WC, pedestal wash hand basin, UPVC double glazed window to the side elevation, partly tiled.

### Kitchen 11' 4" x 9' 3" (3.46m x 2.81m)

Range of fitted units to the base and eye level, stainless steel sink with a drainer and mixer tap, plumbing for a washing machine, space for a fridge, gas cooker point, breakfast bar, radiator, fully tiled, space for breakfast table.

### Rear Porch 4' 10" x 9' 7" (1.47m x 2.92m)

UPVC double glazed windows to both sides and rear elevation, UPVC double glazed door to the side elevation, light and power connected.

### Living Room 15' 2" x 10' 9" (4.62m x 3.27m)

UPVC double glazed window to the front elevation, radiator, gas fire on marble effect hearth and surround with wood mantle.

### Dining Room 8' 4" x 10' 10" (2.54m x 3.30m)

UPVC double glazed window to the rear elevation, radiator.

### Landing 0' 0" x 2' 9" (0m x 0.84m)

Loft access, cupboard housing Glow Worm gas fired boiler.

### Bedroom One 10' 2" x 10' 10" (3.11m x 3.31m)

Fitted wardrobes, radiator, UPVC double glazed window to the rear elevation.

### Bedroom Two 6' 4" x 10' 10" (1.94m x 3.30m)

UPVC double glazed window to the front elevation.

### Bedroom Three 9' 11" x 9' 3" (3.02m x 2.81m)

Radiator, UPVC double glazed window to the rear elevation, built in wardrobe.

### Shower Room 6' 0" x 5' 10" (1.83m x 1.78m)

Shower enclosure, electric shower over, vanity wash hand basin with storage, low level WC, radiator, UPVC double glazed window to the side elevation, fully tiled.

### Externally

To the front: area laid to lawn, well stocked borders, hedged boundaries, tarmac driveway to the front and side. To the rear: area laid to lawn, well stocked borders, fenced boundaries, timber garden shed.

### Garage 16' 11" x 9' 1" (5.16m x 2.78m)

Brick constructed, up and over door to the front elevation, window and pedestrian door to the side elevation, power and lights connected.





Note:  
Council Tax Band: C

EPC Rating:

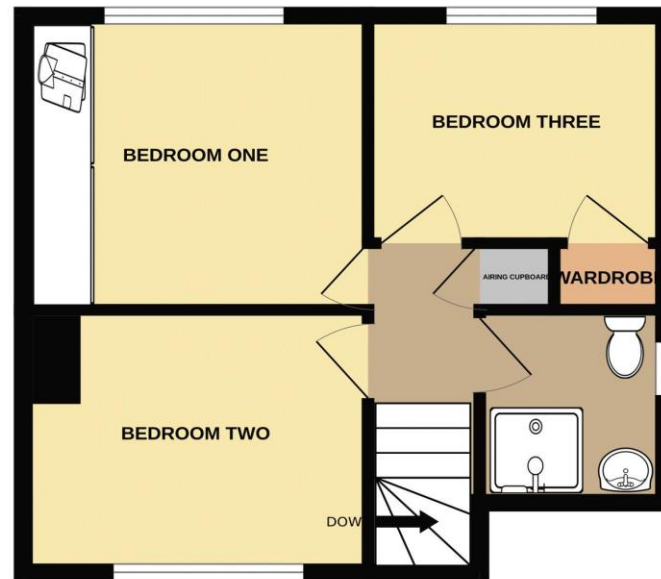
Tenure: believed to be Freehold



GROUND FLOOR



1ST 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

From our Derby Street, Leek, offices proceed on the A523 Macclesfield Road and after passing the old church on the right hand side take the left hand fork into West Street. Follow this road for a short distance where this road then becomes Westwood Road. Follow this road passing St Edwards Junior High on the left and Westwood First School on the right. After passing the schools take the first left into Wallbridge Drive, follow this road for a short distance proceeding up the bank and taking the third left into Wettenhall Drive. Continue along this road which bears sharply to the left and then take the next left turn into Nicholas Grove, where the property situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board

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