



Graham Watkins & Co

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15 Nicholson Way, Leek, ST13 8TF



Located at the end of a quiet cul-de-sac this newly refurbished, well presented **Three Bedroom Detached house** offers family living or professional couples alike; benefitting from a drive and garage as well as private patio garden and shed the modern house style offers a Hallway; Lounge and Kitchen/Diner to the ground floor with three bedrooms and new Bathroom to the first floor; taking in views over the nearby countryside. **PETS CONSIDERED NO DOGS**

**£595 Per Calendar Month
(Subject To Contract)**

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located on a quiet cul-de-sac but still within walking distance of Leek's market town centre within 10 minutes; and driving distance to local amenities and further commuting routes.

Directions

From our Leek office proceed along Derby Street and follow the one way system into Market Street. At the end of Market Street turn left onto Stockwell Street, continue forward taking the left hand turn where the road forks off onto West Street; continue forward then take the 2nd right turning onto Garden Street; take the 2nd left turning onto Frith Street; continue forward as the street changes into Hillswood Avenue; taking the 4th turning on the right onto Hillcrest and first left onto Nicholson Way. The property is a short distance along on the left hand side,

Accommodation Comprises

A UPVC entrance door with frosted glass vision panel leading into: -

Hallway 1.443 x 1.183 (4'9" x 3'10")

Benefitting from a fitted carpet with radiator; electric point; ceiling light point; smoke detector and electrical consumer unit; stairs lead off to the first floor.

Lounge 4.185 x 3.549 (13'9" x 11'8")

Featuring laminate flooring with UPVC bay window to the front aspect; radiator; electrical points; aerial point; BT phone point; sky connection available; feature mantelpiece and hearth allowing for a display or electric heater to stand if required; heating control point; two wall lights and ceiling light point.

Useful under stair cupboard with coat hooks.

Glazed doors to the Kitchen allow an open plan style when entertaining.



Kitchen / Diner 4.522 x 2.910 (14'10" x 9'7")

Benefitting from a fully tiled floor with two UPVC double glazed windows to the rear aspect; UPVC door to the rear garden; the suite comprises a range of base units with formica work surfaces over and tiled splash-backs; inset composite sink and drainer unit with mixer tap; space for a gas cooker with extractor hood over; plumbing for an automatic washing machine; space for a fridge or fridge freezer; a range of matching wall units; wall hung "i-mini" combi boiler; radiator; electrical points; ceiling light point and ceiling strip light.





First Floor

With fully carpeted stairs and banister rail leading to: -

Landing

Having fully fitted carpet; UPVC double glazed window to the side aspect; useful store cupboard, electrical point; ceiling light point and smoke detector.

Bedroom One 3.647 x 2.740 (12'0" x 9'0")

With fully fitted carpet; UPVC double glazed window to the rear aspect; radiator; electrical points; BT phone point and ceiling light point.



Bedroom Two 3.499 x 2.153 (11'6" x 7'1")

With fully fitted carpet, UPVC double glazed window to the front aspect; radiator; electrical points and ceiling light point.



Bedroom Three 2.261 x 1.983 (7'5" x 6'6")

With fully fitted carpet; UPVC double glazed window to the front aspect; radiator; electrical points; aerial point and ceiling light point.



Bathroom

Benefitting from new vinyl flooring to wood effect; UPVC frosted double glazed window to the rear aspect; the suite comprises a bath pan with mains fed shower over and folding shower screen; tiled bathing area; pedestal wash hand basin; low flush W.C.; radiator; ceiling light point and inset spotlight.



Outside

To the front is a tarmac driveway with gravelled easy maintenance border. The driveway leads to a garage with up-and-

over door.

To the rear is a flagged patio garden with planted border to the rear; useful shed and outside tap; with fenced boundary.



Garage

With up-and-over style entrance door; electrical points and lighting.

Services

We believe all mains services are connected.

Viewings

By prior arrangement through the Agent.

Tenancy Charges

Tenancy Application Fee:£50 per applicant payable at the time of applying. Please note that this charge does not secure the property to you and you should not consider the application successful until you are specifically informed that it is by ourselves. Until this point the property will remain available and viewing will continue to take place.

Tenancy Administration Fee:£60 is payable upon successful application to cover the administration costs involved in tenancy set up. This fee along with the specified deposit are to be paid within 7 working days of

Deposit

Is typically equal to one month rent plus £100.00 but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Measurements

All measurements given are approximate and are 'maximum' measurements.

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.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Websites

www.grahamwatkins.co.uk;

www.rightmove.co.uk; www.zoopla.co.uk;

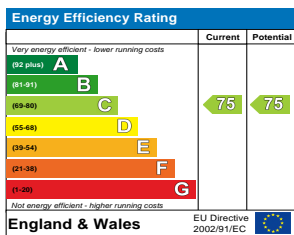
www.primelocation.co.uk

Energy Performance Certificate

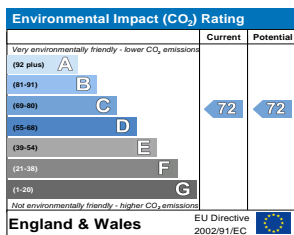
15, Nicholson Way
LEEK
ST13 8TF

Dwelling type: Detached house
Date of assessment: 20 April 2010
Date of certificate: 20 April 2010
Reference number: 0576-2850-6545-9020-3381
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	225 kWh/m ² per year	225 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£29 per year	£29 per year
Heating	£345 per year	£345 per year
Hot water	£96 per year	£96 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.