



# 16 Westview Close

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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**16 Westview Close**  
Leek  
Staffordshire, ST13 8ES

- ◆ A fabulous four bedroom detached family home situated in a highly sought after and very well established residential area in the west end of the town.
- ◆ The property is located in a quiet cul-de-sac position and offers easy access to some wonderful surrounding countryside heading towards Rudyard.
- ◆ The very well presented accommodation benefits from Upvc double glazing and gas fired central heating.
- ◆ Entrance Hall, Cloakroom, Lounge, Kitchen / Dining Room, Utility Room and Conservatory to the ground floor. Landing Area, Four Bedrooms and Bathroom to the first floor.
- ◆ Tarmac driveway to the front of the property providing ample off street parking and leading to a single integral garage. To the rear of the property is a well stocked garden with lawned and paved area, display borders and elevated decked seating area.
- ◆ A superbly appointed family home of which internal inspection is a must.

**Offers in the region of:- £365,000**



4



2



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C



Leek Office - 01538 383344



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**BURY &  
HILTON**  
EST. 1978







## Accommodation

### Entrance Hall

Stairs off. Karndean flooring. Radiator. Understairs storage.

### Cloakroom/WC 3'5 x 2'5 (1.04m x 0.74m)

Wash basin. W.c. Karndean flooring. Radiator.

### Living Room 10'6 x 12'2 (3.20m x 3.71m)

Radiator. Laminate flooring. Coal effect gas fire with feature surround.

### Kitchen 26'5 x 12'2 (8.05m x 3.71m)

Wall and base units. Sink unit with drainer. Plumbing point. Gas cooker point. Extractor unit. Radiator x 2. Karndean flooring. Double doors to garden area. Double doors to:

### Conservatory 11'8 max x 10' (3.56m max x 3.05m)

Radiator. Double doors to garden. Laminate flooring.

### Utility Room 4'10 x 8' (1.47m x 2.44m)

Wall and units. Plumbing point. Radiator. Karndean flooring.

### Landing Area

Cupboard housing central heating boiler.

### Bedroom 10'11 x 10'1 (3.33m x 3.07m)

Radiator.

### Bedroom 15'3 x 7'11 (4.65m x 2.41m)

Radiator x 2.

### Bedroom 10'8 x 8'10 (3.25m x 2.69m)

Radiator.

### Bedroom 6'7 x 5'6 (2.01m x 1.68m)

Radiator.







**Bathroom** 7'11 x 6'6 (2.41m x 1.98m)  
Bath. Shower cubicle. W.c. Wash basin with storage unit below. Wall mounted cabinet. Tiled floor. Heated towel rail.

**Outside**  
Tarmac driveway to the front of the property providing ample off street parking and leading to a single integral garage. To the rear of the property is a well stocked garden with lawned and paved area, display borders and elevated decked seating area.

**Council Tax Band & EPC Rating:** Band C & C

**Viewing**  
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

**Agents Note;**  
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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