



6 The Coppins Westwood Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 6 The Coppins Westwood Road

Leek  
ST13 8DJ

- \* A delightful situated one bedroom detached bungalow which has recently undergone a course of refurbishment.
- \* The property is located in a sought and quiet position just off Westwood Road in the popular Westwood area of Leek offering easy access into the town centre.
- \* The property will be popular amongst those looking to downsize in accommodation or looking to retire to something on one level.
- \* The accommodation benefits from double glazing and gas fired central heating.
- \* Entrance Hall, Living Room, Kitchen, Bedroom and Shower Room.
- \* Forecourted area.
- \* The property is offered For Sale with No Upward Chain involved.



£179,950



1



1



1



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acre(s)

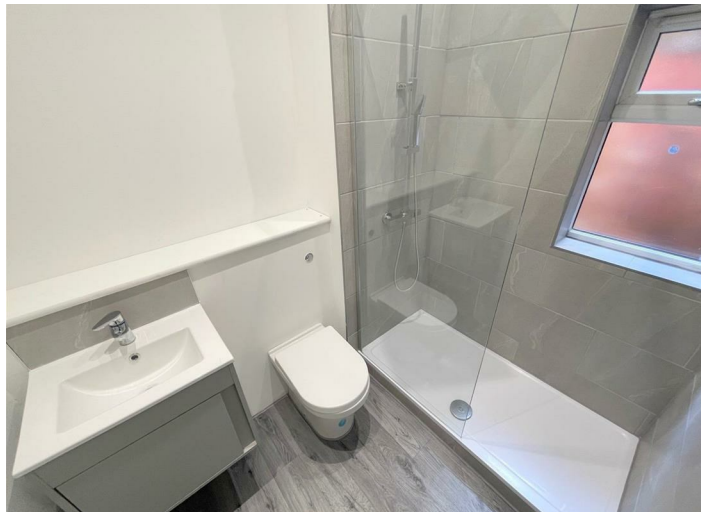


Leek - 01538 383344



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# General Information

## Entrance Hall

Radiator. Storage cupboard. Storage cupboard housing central heating boiler.

## Living Room

Radiator. Sliding door to:

## Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven. Integrated fridge. Spotlights.

## Bedroom

Radiator. Storage cupboard x 2.

## Shower Room

Large shower cubicle. W.c. Wash basin with storage below. Heated towel rail. Spotlights.

## Outside

Small front yard.

## LEASEHOLD INFORMATION

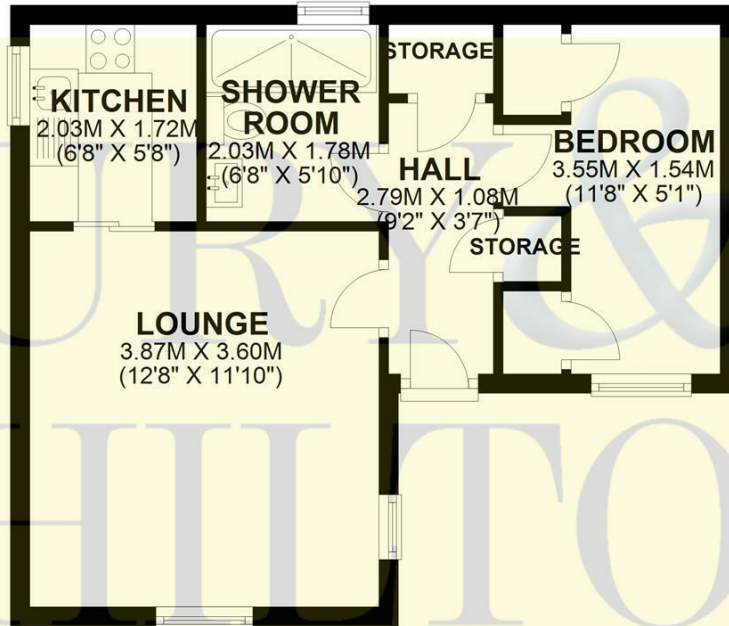
99 YEAR LEASE FROM 1990

GROUND RENT APPROX £25 PER YEAR

INSURANCE APPROX £95 PER YEAR

## GROUND FLOOR

APPROX. 34.3 SQ. METRES (368.8 SQ. FEET)



TOTAL AREA: APPROX. 34.3 SQ. METRES (368.8 SQ. FEET)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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