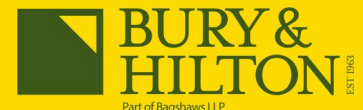




# Westways, Common Lane

Rough Close



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Westways

Common Lane, Rough Close

Stoke on Trent

ST3 7PE

\* Bury & Hilton are delighted to welcome to the sales market this deceptively spacious three-bedroom detached bungalow tucked away in an enviable secluded position in the highly regarded and much sought-after area of Meir Heath.

\* The property has been updated and improved over recent years to a high standard and now offers some excellent sized accommodation that benefits from Upvc double glazing, gas fired central heating and a security alarm system.

\* The property briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen / Dining Room, Rear Porch / Utility Area, Three Bedrooms, one having En-Suite Shower Room off and a superb family Bathroom to the ground floor. On the first floor are two useful room and access to the roof space which subject to the relevant permissions may be able to provide further accommodation.

\* Block paved driveway to the front providing off street parking leading to a attached single garage (15'3 x 8'11) with electric door and power and lighting. Low maintenance front and rear garden areas with paved patio area, astro-turf style grass, summer house and display borders.

\* We would consider the property an ideal retirement bungalow and it is offered For Sale with No Upward Chain involved.

**Offers in the region of: £340,000**



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Leek Office - 01538 383344



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**BURY &  
HILTON**  
EST. 1984







## Accommodation

### Entrance Porch

Tiled floor. Access to:

### Entrance Hall

Feature wood flooring. Radiator. Storage cupboard.

### Living Room 14'10 x 12'11 (4.52m x 3.94m)

Radiator. electric fire. Coving.

### Kitchen / Dining Room 20'2 x 14'11 (6.15m x 4.55m)

Wall and base units. Central island with stainless steel sink unit with drainer and mixer tap. Storage cupboards and sitting area. Gas hob. Electric oven. Radiator. Tiled floor. Stairs off. Skylight. Sliding doors to rear.

### Rear Porch / Utility Area 3'6 x 7' (1.07m x 2.13m)

Wall and base units. Work surface. Plumbing point. Rear door.

### Bedroom 8'10 x 12'4 (2.69m x 3.76m)

Radiator.

### Inner Hallway

Storage cupboard. Access to garage.

### Shower Room 5'2 x 4'7 (1.57m x 1.40m)

Shower cubicle. W.c. Wash basin. Radiator. Tiled floor. Tiled walls.

### Bedroom 17'10 x 10'5 (3.61m x 3.18m)

Radiator.

### Bedroom 12' x 10'5 (3.66m x 3.18m)

Radiator.

### Bathroom 11'7 x 7'10 (3.53m x 2.39m)

Double shower cubicle. W.c. Wash basin with storage unit below. Bath. Heated towel rail x 2. Spotlights. Airing cupboard.





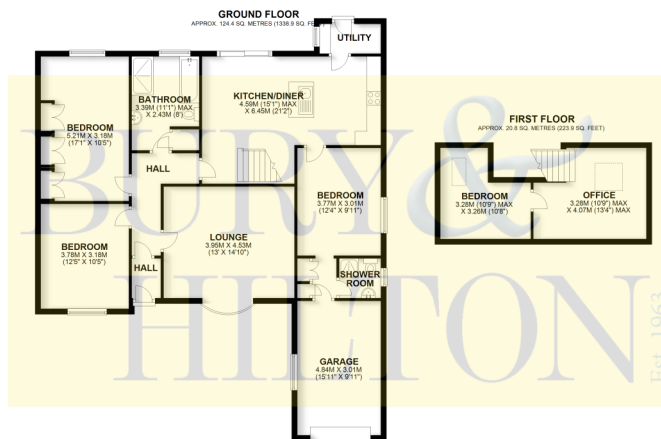


**Sitting Area / Study** 10'7 x 9'6 (3.23m x 2.90m)  
Skylight. Radiator.

**Sitting Area / Study** 10'6 x 10'8 (3.20m x 3.25m)  
Skylight. Radiator. Access to roof space.

### Outside

Block paved driveway to the front providing off street parking leading to a attached single garage (15'3 x 8'11) with electric door and power and lighting. Low maintenance front and rear garden areas with paved patio area, astro-turf style grass, summer house and display borders.



### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

### Council Tax Band : D

### Viewing

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



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