



63 Westfields

Leek

BURY & HILTON
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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63 Westfields

Leek

Staffordshire, ST13 5LP

This large late Victorian semi-detached house is delightfully located on a private road in what is a popular and sought after area, being within easy walking distance of the town centre and its amenities.

The property itself provides very spacious accommodation which is ideally suitable for the growing family, having good sized living accommodation to the ground floor and four bedrooms and bathroom at first floor level.

The property has considerably character, having many original features.

Externally there are off road parking facilities for two vehicles and good sized gardens.

Inspection is recommended.

Offers in the region of: £425,000



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Leek Office - 01538 383344



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Accommodation

Entrance Porch

Entrance Hall

Radiator. Attractive original tiled floor. Store off under stairs.

Lounge 14'4 x 15'1 into bay (4.37m x 4.60m into bay)
With an open fire having a tiled surround with wooden mantel. Oak block flooring. Radiator.

Adjoining Sitting Room 13'11 x 12'4 (4.24m x 3.76m)
With a cast iron fire surround. Radiator. Oak block flooring.

Breakfast Kitchen 22' x 10'7 (6.71m x 3.23m)
Fitted with a range of units consisting of white glazed sink, working surfaces and wall cupboards. Radiator. Quarry tiled flooring.

Shower Room/Utility 7'7 x 5'8 (2.31m x 1.73m)
With shower cubicle, wash basin and WC. Plumbing for automatic washing machine. Radiator. Tiled flooring.

Stairs to Landing
With fitted cupboards and carpet.

Bedroom One 15'3 x 11'8 (4.65m x 3.56m)
With radiator. Fitted carpet.

Bedroom Two 13'11 x 12'5 (4.24m x 3.78m)
With feature cast iron fireplace. Wash hand basin. Radiator. Fitted carpet.

Bedroom Three 12'2 x 6'9 (3.71m x 2.06m)
Radiator.

Bedroom Four 10' x 10'8 (3.05m x 3.25m)
Radiator.

Bathroom

With suite comprising claw foot bath, wash hand basin, WC and shower cubicle. Heated towel rail/radiator.





Outside

To the front of the property are flower borders and two car parking spaces.

To the rear is a large garden area, well laid out with patio, well stocked borders, lawns and timber garden shed.

Services

All mains services.
Gas central heating.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band E & C

Viewing

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

Method of Sale

This property is to be sold by Private Treaty.

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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