



Westwood Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

36 Westwood Road

Leek
Staffordshire
ST13 8DH

An Outstanding Period Town-House
Four Bedrooms, Two Reception Rooms
Beautifully Presented Throughout
Highly Regarded Residential Area
Delightful Outlook Over Westwood Rec
Gas Fired Central Heating
Rear Yard & Garage
An Ideal Family Home
Viewing Strongly Recommended

Offers in the region of : £325,000



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tbc

Council
Tax Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Hall

Feature tiled floor. Coving. Stairs off. Radiator.

Living Room

Feature bay window with secondary glazing. Radiator. Coving. Feature fire surround and log burner.

Dining Room

Laminate flooring. Feature fire surround and log burner. Coving. Radiator. Access to cellar.

Kitchen

Fitted range of wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Integrated fridge / freezer and dishwasher. Feature radiator. Side door. Tiled floor. Spotlights.

First floor landing

Radiator. Stairs off.

Bedroom

Radiator. Feature fire place. Coving.

Bedroom

Radiator. Coving.

Bathroom

Large walk-in shower cubicle. W.c. Bath with mixer tap. His & Hers sink units with storage units below. Spotlights. Storage units.

2nd Floor landing area

Storage cupboard. Sky light window. Loft access.

Bedroom

Radiator.

Bedroom / Dressing Room

Radiator. Sky light window. Spotlights.



Outside

A pleasant outlook over the West-End recreational fields, a low maintenance forecourted garden area with display borders, private rear cobbled yard and an outside Utility / Laundry Room. A very useful garage / store is a short walk away from the property.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

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

Services

Mains water, electricity, and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.



All measurements are approximate and for display purposes only

Agents Note:

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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