



50 Westwood Heath Road, Leek, Staffordshire, ST13 8LL

**Price:** Offers Over £115,000

- Ground Floor Apartment
- Front and Rear Gardens
- Located in the West end of Town
- Two double bedrooms
- First Time Buyers or Investors
- No Chain – Vacant Possession
- Gas Central Heating / uPVC DG
- Modern fitted kitchen

Calling Landlords or First Time Buyers !

A great opportunity for a first home or to start your property portfolio. A ground floor apartment located in the sought after West end of Leek, with garden space to the front and rear nestled on a good plot. Close to local amenities and just a stones throw away from the Rudyard track giving access for great walks and the surrounding countryside.

The property is in a great location and comprises of an entrance hall providing access into the spacious lounge with a feature fireplace, fitted kitchen, two double bedrooms and a bathroom with separate toilet. Benefitting from uPVC double glazing and gas central heating this property is full of potential. No Upward Chain.

Please note that some of the photos used were taken prior to the current tenancy. The property is being sold with Vacant Possession

**Description**

**Entrance Hall :**

Glazed wooden door from inner porch. Radiator. Wood door to the front aspect.

**Living Room:** 11' 5" x 15' 10" (3.49m x 4.83m)

A feature marble effect hearth with wooden over mantle. Radiator. uPVC window to the rear aspect.

**Kitchen:** 8' 11" x 9' 6" (2.72m x 2.90m)

Wall and base units providing work surface areas and storage. Inset stainless steel sink. Integrated electric oven with gas hob over. Tiled splashbacks. Space and plumbing for an automatic washing machine. Laminate floor covering. Window to the front elevation. Radiator. Door to the side aspect.

**Bedroom One:** 11' 4" x 12' 8" (3.45m x 3.85m)

A large spacious room with window to the rear elevation. Radiator.

**Bedroom Two:** 13' 5" x 9' 3" (4.08m x 2.82m)

Storage cupboard with shelving. Radiator. Window to the front elevation.

**Bathroom:**

A suite with panelled bath and shower fitment over with rail and curtain. Tiled walls, Radiator. Vanity wash hand basin. Extractor fan.

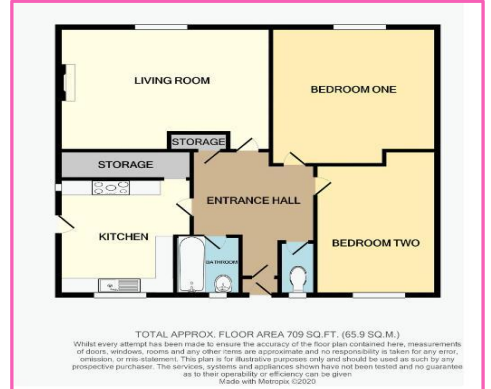
**W.C.:**

Low level W.C. Obscure glazed window to the front elevation.

**Outside:**

The property is approached by a shared path and steps lead to the front and side entrance doors.

There is a paved patio area to the front, with a lawned area with stocked shrubs. A paved walkway leads to the rear garden area with a brick built outhouse.



**Energy performance certificate (EPC)**

Current Energy Rating: <b>D</b>	Valid Until: 19 November 2028
Energy Efficiency Index: 45	Environmental Index: 45
Property type: Ground floor flat	Total floor area: 66 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

**See how to improve this property's energy efficiency**

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the more your energy bills are.

For properties in England and Wales: the average energy rating is D the average energy score is 50

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents