



Westfields, Leek, ST13 5LP.  
Offers in the Region Of £275,000

Whittaker Est. 1930  
& Biggs

# Westfields, Leek, ST13 5LP

This characterful five bedroom terraced home is nestled on a quiet private cul de sac, conveniently just a short walk from the town centre. This deceptively spacious home boasts accommodation over three floors, having three reception rooms, well equipped kitchen and bathroom, rear garden area, with further garden land which is accessed via the passage.

You're welcomed into the property via a porch, then through to the hallway having minton tiled flooring. The living room has decorative cornicing, feature fireplace and bay window to the frontage. The sitting room also incorporates a feature fireplace, cornicing and bay window to the rear. A breakfast room has inglenook fireplace, built in storage and ample room for a dining table and chairs. The kitchen has a range of units fitted to both the base and eye level, gas cooker point, extractor, ceramic sink and access to the utility/rear passage with useful WC off.

To the first floor an impressive landing provides access to four spacious bedrooms and the family bathroom, having panel bath, shower enclosure, pedestal wash hand basin and WC.

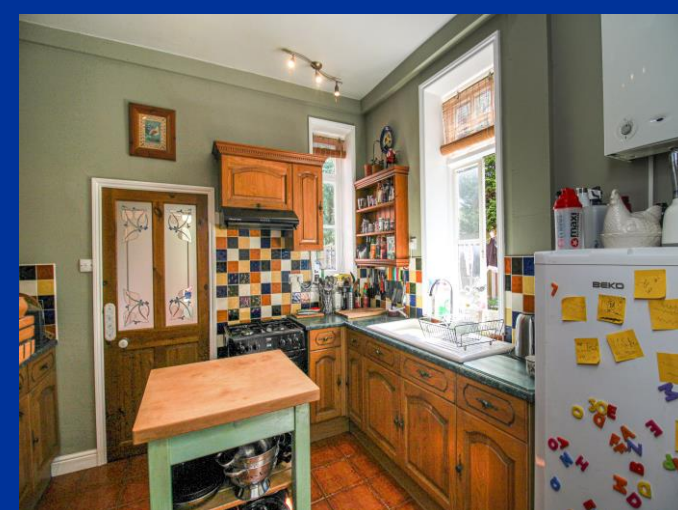
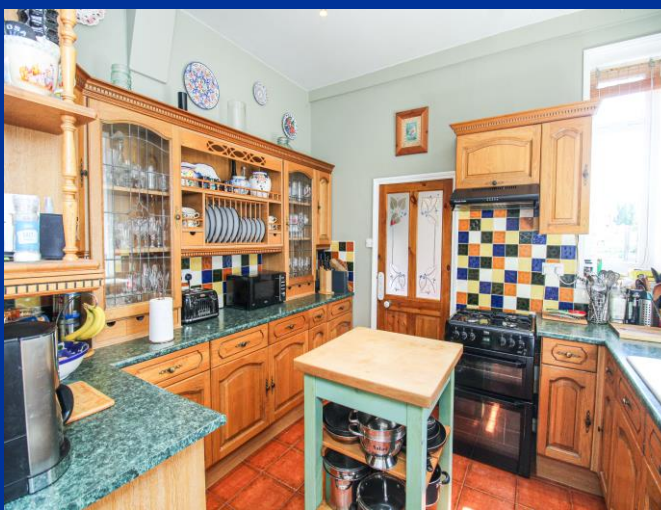
To the second floor is a further bedroom which has two built in storage cupboards, with one currently utilised as a walk in wardrobe.

Externally to the frontage is a driveway for one vehicle walled frontage and to the rear a paved garden, also with decked area, well stocked borders and gated access to the path which leads to a further garden, please rear to the plan.

A viewing is highly recommended to appreciate the size, convenient location and potential the property offers.

## Situation

This family home is situated along a tree lined private road. Ideally placed close to the town and local amenities and also within walking distance to good town schools.



### Entrance Porch

Wood double glazed door and window to the front elevation, tiled floor.

### Hallway

Stained glass wood door to the front elevation, minton tiled flooring, radiator, understairs storage cupboard, staircase to the first floor.

**Living Room** 14' 6" x 10' 10" (4.43m into recess x 3.31m)

Cornicing, wood glazed bay window to the front elevation, radiator, glazed window to the side elevation.

**Sitting Room** 13' 0" x 12' 5" (3.97m x 3.79m)

Parquet flooring, wood box bay window to the rear elevation, radiator, cornicing, glazed window to the side elevation.

**Breakfast Area** 10' 10" x 9' 3" (3.31m x 2.83m)

Two glazed windows to the side elevation, radiator, built in cupboard, inglenook fireplace.

**Kitchen** 10' 10" x 9' 8" (3.29m x 2.95m)

Range of fitted units to the base and eye level, gas cooker point, extractor fan, ceramic sink with drainer and mixer tap, wall mounted Worcester gas fired boiler, space for freestanding fridge/freezer, wood glazed window to the side and rear elevation, tiled splashbacks.

**Rear Hallway/Utility** 6' 0" x 3' 11" (1.84m x 1.20m)

Plumbing for washing machine, partly tiled, wood glazed door to the side elevation.

### WC

Lower level WC, Belfast sink unit, partly tiled, wood glazed window to the side elevation.

### First Floor

#### Landing

Velux style window to the rear elevation, staircase to the second floor, built in storage cupboard.

**Bedroom Two** 11' 7" x 10' 10" (3.52m x 3.30m plus bay)

Wood glazed bay window to the front elevation, radiator, cornicing.

**Bedroom Three** 13' 0" x 12' 6" (3.96m reducing to 2.85m x 3.80m)

Radiator, box bay window to the rear elevation.

**Bedroom Four** 10' 11" x 10' 5" (3.32m reducing to 3.12m x 3.17m)

Wood glazed window to the rear elevation, radiator.

**Bedroom Five** 10' 11" x 6' 11" (3.33m x 2.12m)

Wood glazed window to the front elevation, radiator.

**Bathroom** 10' 2" x 6' 5" (3.10m x 1.96m)

Panelled bath with telephone style chrome shower attachment, walk in shower with chrome fitment, pedestal wash hand basin, lower level WC, wood glazed window to the side elevation, partly tiled, radiator.

### Second Floor

**Bedroom One** 14' 5" x 13' 3" (4.39m x 4.03m)

Wood glazed window to the side elevation, Velux style window to the front elevation, two built in storage cupboards.



### Externally

To the front is a driveway, walled forecourt. The rear is laid to crazy paved patio, gated access to the front, fenced boundary, pond, decked area, timber shed, gated access to a walkway, well stocked borders. A further garden is located along the walkway, please refer to the attached plan.

Note:

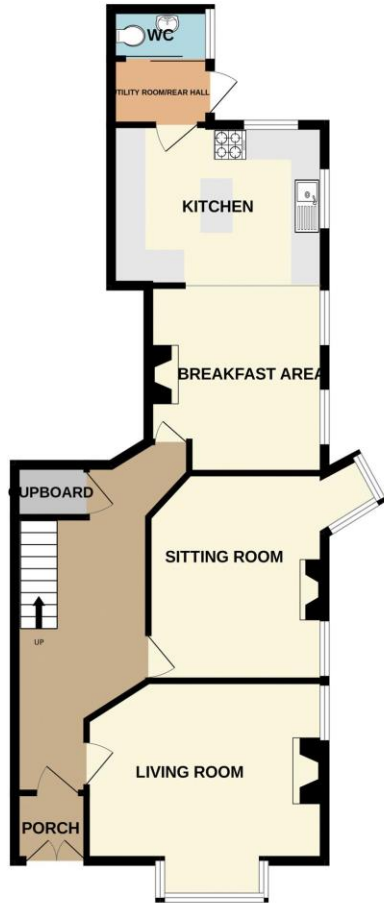
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street, Leek, office proceed along Haywood Street and take the first turning left into Leonard Street follow this road to its extremity and continue straight on into Westfields where the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

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