



Westview Close, Leek, ST13 8ES.
OIEO £240,000

Whittaker Est. 1930
& Biggs

Westview Close,

Leek, ST13 8ES.

This two bedroom detached bungalow is situated within a quiet residential location to the west end of the town overlooking an open area giving access to the Rudyard Track and open countryside with the addition of being a short walk away from Leek Market Town.

You are welcomed into the property via the hallway from which all rooms are accessed.

To the front of the property is the kitchen which has a range of units to the base and eye level and space for free standing appliances that would include a fridge freezer, cooker and washing machine. The wall mounted Worcester boiler is also located here.

Next is the living room which has a gas fire with marble effect hearth and a large bay window to the frontage.

Two well-proportioned bedrooms can be found to the rear. Bedroom two benefits from patio doors to the rear garden and could be used as a second reception room if so desired.

Both bedrooms are serviced by the wet room which is fully tiled and houses the airing cupboard with water tank inside.

Externally, the frontage has a block paved driveway and detached garage metal up-and-over-door.

The rear back garden has a paved patio, gravel area, well stocked borders and timber shed. Both gardens have been fully landscaped.

Selling with NO UPPER CHAIN, a viewing of this property is highly recommended to appreciate the location, landscaped gardens and access to country walks and local amenities.



Hall 10' 3" x 8' 10" (3.12m x 2.69m) Max measurement
UPVC double glazed door to the side aspect, radiator.

Kitchen 9' 7" x 6' 10" (2.93m x 2.08m)

UPVC double glazed window to the frontage, units to the base and eye level, stainless steel sink and drainer, chrome taps, space and socket for a freestanding cooker, space and plumbing for a washing machine, space for a freestanding fridge freezer, wall mounted Worcester boiler.

Living Room 13' 0" x 9' 4" (3.97m x 2.84m)

UPVC double glazed bay window to the frontage, gas fire, marble effect hearth, radiator.

Bedroom One 11' 11" x 9' 4" (3.62m x 2.85m)

UPVC double glazed window to the rear, radiator.

Bedroom Two / Reception Room 9' 7" x 8' 10" (2.93m x 2.70m)

UPVC double glazed patio doors to the rear, UPVC double glazed window to the side aspect, radiator.

Wet Room 6' 9" x 5' 4" (2.05m x 1.62m)

UPVC double glazed window to the side aspect, Mira electric shower, wall mounted wash hand basin, chrome taps, low level WC, radiator, airing cupboard housing the water tank.

Externally

To the frontage, block paved driveway, gravel area, fence boundary, well stocked borders.

To the rear, paved patio, gravel area, well stocked borders, fence boundary, timber shed.

Garage 13' 11" x 8' 4" (4.25m x 2.54m)

Concrete construction, metal up-and-over door, glazed window to the side aspect.

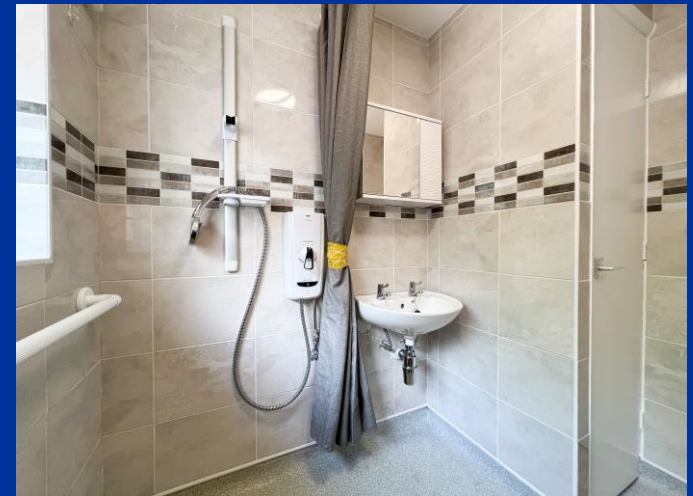


Note:

Council Tax Band: C

EPC Rating: D

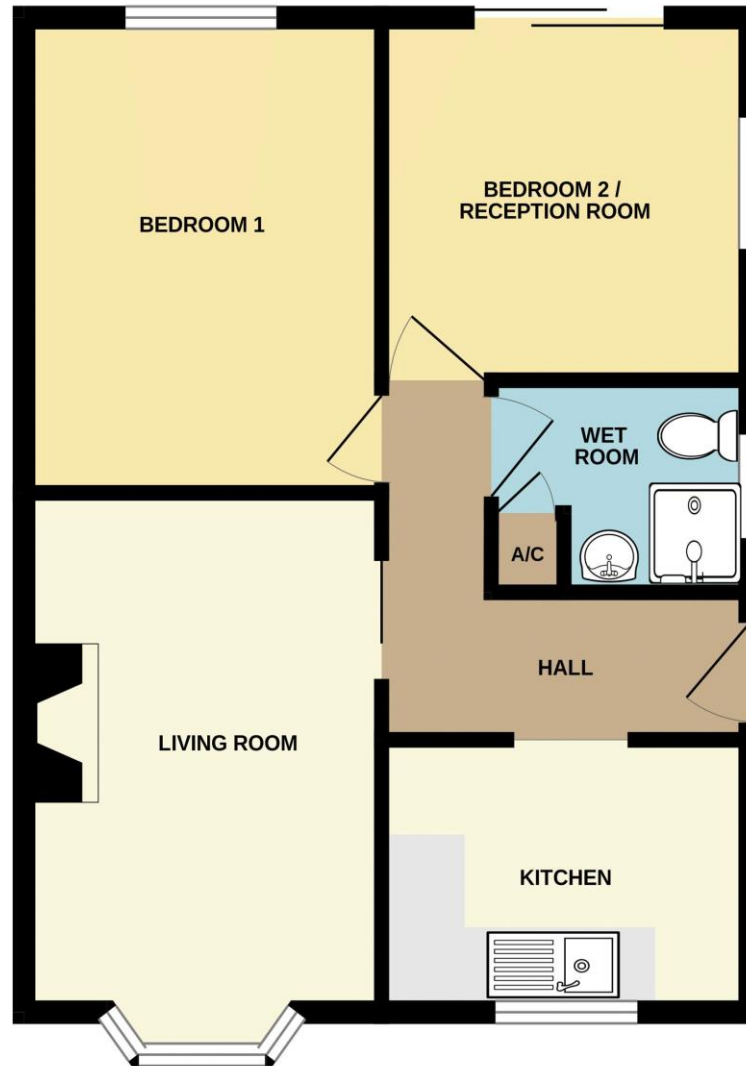
Tenure: Believed to be Freehold







GROUND FLOOR



Directions

From our Derby Street, Leek, Offices proceed to the roundabout turning left into Ball Haye Street, follow this road for a short distance and at the traffic lights turn left into Stockwell Street, follow this road and after passing the old church take the left hand fork into West Street, follow this road taking the forth turning right into North Street, proceed along North Street taking the third turning left into Westview Close, where the property is situated a short distance on the left hand side identified by the agents 'For Sale' board.

Situation

This bungalow is located to the west end of the town overlooking an open area giving access to the Rudyard Track and open countryside. It is also within walking distance of the sought after Westwood Schools, together with Leek town centre just a short stroll away.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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