



Westwood Terrace, Leek, ST13 5EJ.  
OIRO £155,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Westwood Terrace,

Leek, ST13 5EJ.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this mid terrace, two bedroom property which includes a loft room and cellar.

Offering a versatile layout, the property is located within the West End of town and is within walking distance of Leek market town.

The property is comprised of a sitting room, dining room and kitchen to the ground floor, whilst to the second floor are two bedrooms and a large bathroom. Additionally, there is a loft room and a cellar.

Ripe for renovation and ideal for a first time buyer or investor, the property has an abundance of potential.

A Worcester combi boiler heats the home and UPVC double glazed windows can be found in the majority of the home.

Externally to the frontage is a sizable garden that is laid to lawn.

The rear of the property has a courtyard with a useful brick store.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this homes versatile layout and convenient location.





## Ground Floor

### Hall 14' 7" x 3' 5" (4.44m x 1.05m)

Wood door with transom window to the frontage, radiator, stairs to the first floor.

### Sitting Room 12' 10" x 13' 1" (3.9m x 4.00m)

UPVC double glazed window to the frontage, gas fire, tiled hearth and surround, radiator.

### Dining Room 13' 1" x 12' 0" (4.00m x 3.65m)

UPVC double glazed window to the rear, gas fire, tiled hearth and surround, built in storage cupboard, radiator.

### Kitchen 11' 1" x 8' 1" (3.39m x 2.47m)

Wood door with transom window to the side aspect, UPVC double glazed window to the side aspect, stainless steel sink unit, chrome taps, wall units, stairs to the cellar.

## First Floor

### Landing

Stairs to the second floor, storage cupboard.

### Bedroom One 16' 9" x 11' 5" (5.11m x 3.47m)

UPVC double glazed window to the frontage, tiled fireplace, radiator.

### Bedroom Two 11' 11" x 10' 9" (3.64m x 3.28m)

UPVC double glazed window to the rear, tiled fireplace.

### Bathroom 14' 4" x 7' 11" (4.36m x 2.42m)

UPVC double glazed window to the side aspect, wood glazed sash window to the rear, panel bath, brass taps, pedestal wash hand basin, brass taps, low level WC, shower enclosure, chrome fittings, cupboard housing the Worcester combi boiler, radiator.

## Second Floor

### Loft Room 16' 10" x 15' 6" (5.12m x 4.73m)

Eaves storage.

### Externally

To the frontage, lawn, walled boundary.

To the rear, paved courtyard, brick out building.



Note:

Council Tax Band: B

EPC Rating: D

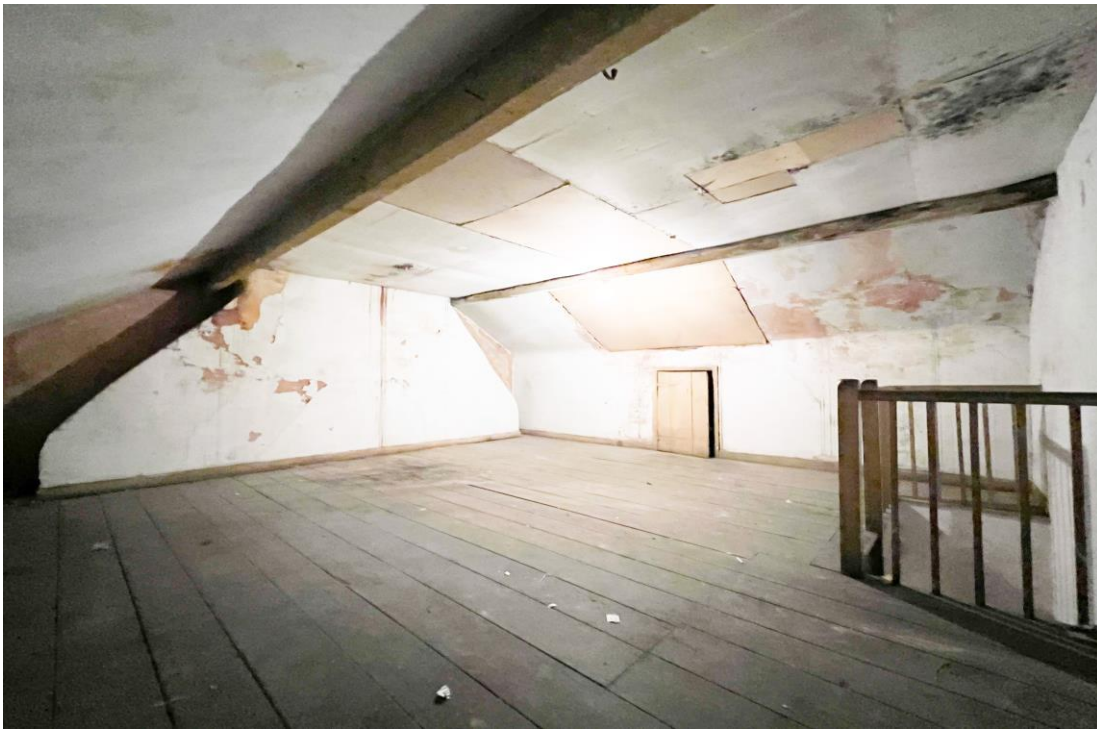
Tenure: believed to be Freehold



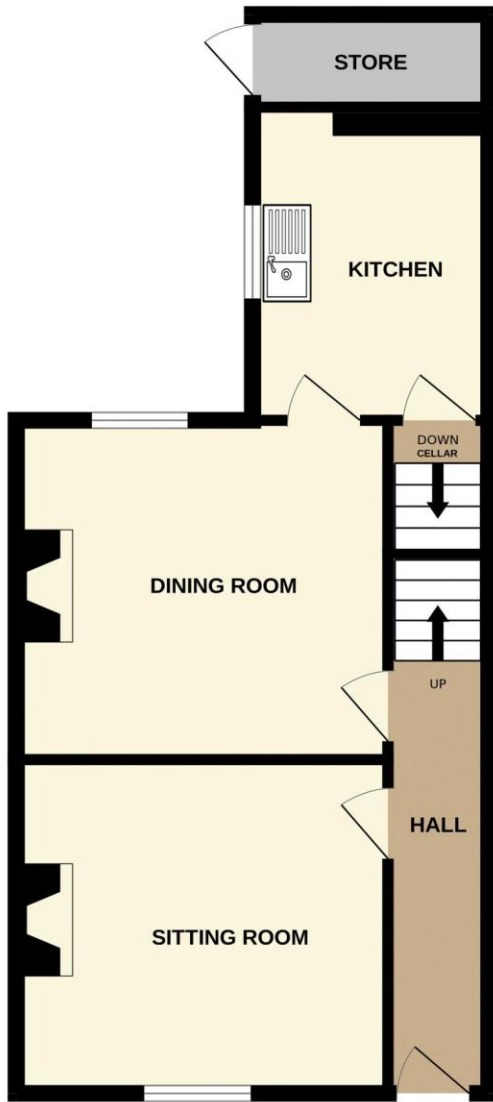








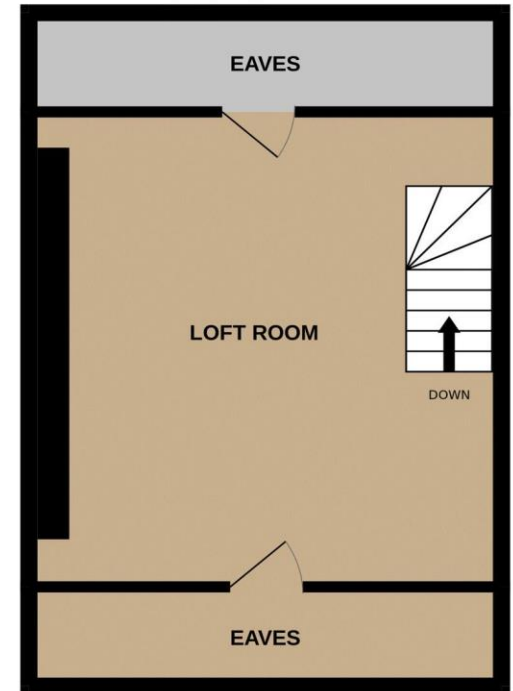
GROUND FLOOR



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.  
Made with Metropix ©2024





## Directions

From our Derby Street, Leek, offices turning left into Ball Haye Street. At the traffic lights turn left into Stockwell Street. Follow this road passing the old Church on the right hand, and as the road forks, take the left hand fork into West Street. Follow this road for a short distance where the property is situated a short distance along a foot path on the left hand side.

## Situation

Situated within easy walking distance of the town centre, local amenities and schools. The property is also within a short drive away of the Peak District National Park, ideal for recreational pursuits but also ideally situated for commuting into Derbyshire, Cheshire and surrounding towns.

**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.

45-49 Derby Street  
Leek  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

Staffordshire

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**