



Westview Close, Leek, ST13 8ES.
Offers in the Region Of £315,000

Whittaker
& Biggs

Est. 1930

Westview Close, Leek, ST13 8ES.

Whittaker & Biggs are pleased to offer to the market this three bedroom, semi-detached property, situated on a corner plot and located to the west end of the town with close access to the Rudyard Track and open countryside.

Living space is comprised of a porch, sitting room, kitchen dining room and conservatory to the ground floor, whilst to the first floor are three bedrooms, a family bathroom and an en-suite shower room. The kitchen benefits from integrated appliances that include a Lamona hob, extractor hood, Lamona electric fan assisted double oven and an integral microwave. Patio doors in the dining area open to the garden beyond.

Bedroom one is an impressive 5.07 metres long and has the addition on an en-suite shower room as well as a range of fitted wardrobes. Bedroom two has scope to be split and could therefore give a fourth bedroom.

The home is heated by a Glow Worm combi boiler and has double glazing throughout.

Externally to the frontage, there is a block paved driveway and a garage which is equipped with both power and light. To the rear, the garden is mainly laid to lawn with a decked area, block paved patio and gated access to the side aspect.

A viewing is highly recommended to appreciate the accommodation on offer. Call Whittaker & Bigg's today to book a viewing on 01538 372006.

Situation

This home is located to the west end of the town with close 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.



Ground Floor

Porch 5' 0" x 3' 7" (1.53m x 1.08m)

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect.

Sitting Room 13' 9" x 14' 9" (4.18m x 4.49m)

UPVC double glazed window to the frontage, wood glazed door to the frontage, stairs to the first floor radiator, radiator, built in storage cupboards, living flame gas fire, marble effect hearth, wood mantel.

Kitchen 9' 5" x 7' 4" (2.88m x 2.24m)

UPVC double glazed window to the rear, units to the base and eye level, Lamona four ring gas hob, Lamona electric fan assisted double oven, integral microwave, extractor hood, space and plumbing for a washing machine, composite sink and drainer, chrome mixer tap.

Dining area 11' 7" x 7' 11" (3.54m x 2.42m)

UPVC double glazed patio doors to the rear, space for an American style fridge freezer, space for a dining table and chairs, radiator.

Conservatory 11' 10" x 8' 6" (3.60m x 2.58m)

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor, radiator.

First Floor

Landing 6' 10" x 6' 0" (2.08m x 1.84m)

Loft hatch.

Bedroom One 16' 8" x 11' 3" (5.07m x 3.43m)

UPVC double glazed window to the rear, fitted wardrobes, radiator, en-suite off.

En-suite 11' 6" x 4' 11" (3.51m x 1.49m)

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, cupboard housing a Glow Worm combi boiler, fully tiled, loft hatch.

Bedroom Two 14' 10" x 9' 7" (4.52m x 2.92m)

2 x UPVC double glazed windows to the rear, radiator.

Bedroom Three 12' 1" x 8' 4" (3.69m x 2.55m)

UPVC double glazed window to the frontage, radiator.

Bathroom 7' 10" x 6' 0" (2.40m x 1.83m) Max

measurement

UPVC double glazed window to the frontage, panel bath, chrome mixer tap with handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, fully tiled, chrome ladder radiator.

Loft

Boarded, pull-down-ladder, light.

Externally

To the frontage, block paved drive, wall and fence boundary. To the rear, mainly laid to lawn, block paved patio, decked area, fence boundary, gated access to the side.

Garage 17' 3" x 11' 7" (5.26m x 3.54m)

Electric roller door, power and light.



Note:
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold











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 on the right hand side identified by the agents 'For Sale' board.

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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