



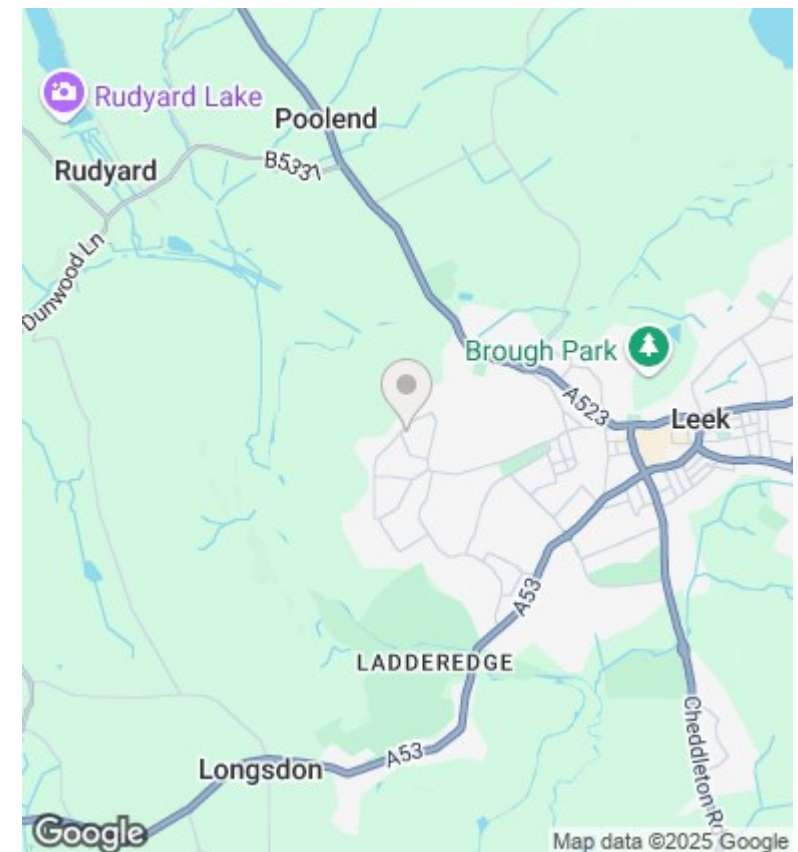
## 25 Westwood Park Avenue, Leek, Staffordshire, ST13 8LR

Asking Price £435,000

- Extended semi detached property
- large kitchen/diner/family room
- Low maintenance rear garden
- NO CHAIN!
- Recently renovated
- En-suite
- Driveway
- 5 bedrooms
- Summer house/ office with internet
- Council tax band C



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 Ball Haye Street at the traffic lights turn left into Stockwell Street follow this road passing the old church and as the road forks, take the left hand fork into West Street. Continue along this road passing St Edwards School Academy on the left hand side and take the turning right into Westwood Heath Road, follow this road to the left onto Westwood Park Avenue and the property is located on the left hand side.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	