



## 8 Westwood Grove, Leek, ST13 8DS

Offers In The Region Of £135,000

- Selling with no chain!
- Courtyard and separate garden to the rear
- Freshly painted
- Council tax band A
- Mid terraced property
- Double glazed throughout
- Sitting room carpet newly fitted
- Two double bedrooms
- Worcester combi boiler
- Quiet location



# 8 Westwood Grove, Leek ST13 8DS

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful mid-terraced house, presenting an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Spanning an inviting 732 square feet, the property boasts a well-proportioned reception room that has been freshly painted and features a newly fitted carpet, creating a warm and welcoming atmosphere.

The house comprises two spacious double bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal home for small families or professionals.

One of the standout features of this property is the courtyard and separate garden to the rear, offering a perfect outdoor space for enjoying the fresh air, gardening, or entertaining guests. This private area enhances the overall appeal of the home, providing a tranquil retreat from the hustle and bustle of daily life.



Council Tax Band: A



## Ground Floor

### Sitting Room

11'11" x 11'6"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, radiator, meter cupboard.

### Kitchen

11'6" x 6'11"

UPVC double glazed window to the rear, units to the base and eye level, stainless steel circular sink and drainer, chrome mixer tap, extractor hood, space for a free standing electric cooker, space for a free standing fridge freezer, space for a tumble tumble dryer, stairs to the first floor, tiled floor.

### Hall

5'8" x 2'6"

UPVC double glazed door to the side aspect, space and plumbing for a washing machine, radiator, tiled floor.

### Bathroom

7'5" x 5'2"

UPVC double glazed window to the side aspect, P-shaped bath, chrome mixer tap, shower over, chrome fittings, glass shower panel, vanity wash hand basin, chrome mixer tap, low level WC, radiator, fully tiled, extractor fan, tiled floor.

## First Floor

### Bedroom One

11'6" x 10'7"

UPVC double glazed window to the frontage, radiator.

### Bedroom Two

11'11" x 8'3"

UPVC double glazed window to the rear, radiator, over stairs storage cupboard housing the Worcester combi boiler.

### Externally

To the rear, paved courtyard, gated access over a communal path, garden to the left looking from the property, fence boundary, timber shed.

To the frontage, gated access to the rear.



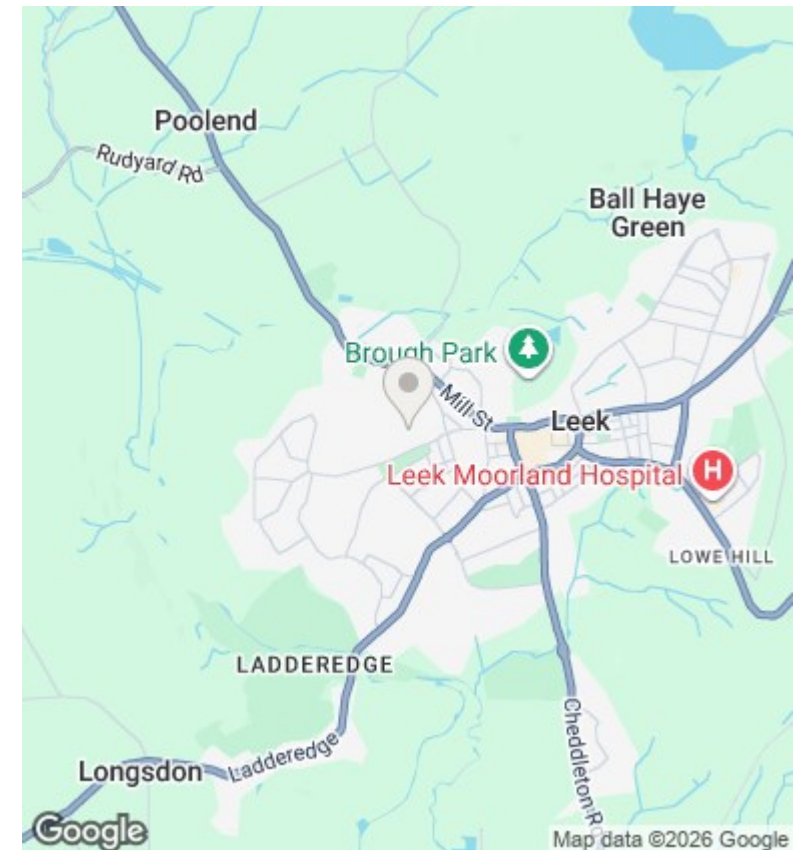








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## Viewings

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

## Council Tax Band

A

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>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		