



2 Westminster Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 2 Westminster Road

Leek  
ST13 6PA

\* A two bedroom semi-detached property situated in a convenient location for shops, schools and amenities.

\* The property occupies a pleasant sized plot and benefits from ample off street parking, gas fired central heating and Upvc double glazing.

\* The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen / Diner and Conservatory to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

\* Front and rear garden areas laid mainly to lawn.

\* An ideal purchase for first time buyers.

\* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £155,000



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Leek - 01538 383344



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## General Information

### Entrance Hall

Radiator. Tiled floor. Stairs off.

### Living Room 13'10" x 12'9" (4.24 x 3.91)

Radiator. Coving. Electric fire. Understairs storage housing central heating boiler.

### Kitchen / Diner 8'9" x 16'2" (2.67 x 4.95)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit. Plumbing point. Tiled floor. Radiator.

### Conservatory .278'10" x 11'3" (.85 x 3.45)

Tiled floor. Side door.

### First Floor

#### Landing Area

Loft access - boarded with sky light.

### Bedroom 14'0" x 11'1" (4.29 x 3.40)

Radiator. Fitted wardrobes.

### Bedroom 11'8" x 8'11" (3.58 x 2.72)

Radiator.

### Bathroom 7'1" x 8'3" (2.16 x 2.54)

Bath. W.c. Wash basin. Radiator.

### Outside

The property occupies a pleasant sized plot and benefits from ample off street parking. Front and rear garden areas laid mainly to lawn.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**GROUND FLOOR**  
APPROX. 447.7 SQ. FEET

CONSERVATORY

KITCHEN/DINER

LIVING  
ROOM

HALL

**FIRST FLOOR**  
APPROX. 373.5 SQ. FEET

BATHROOM

BEDROOM

LANDING

BEDROOM

TOTAL AREA: APPROX. 821.2 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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