



49 Westwood Heath Road, Leek, ST13 8LN

Offers In The Region Of £245,000

- Semi detached property
- Three bedrooms
- Gardens to the front and rear
- Renovation project
- Two reception rooms
- Garage and private driveway
- No chain!
- First floor bathroom
- Popular residential area

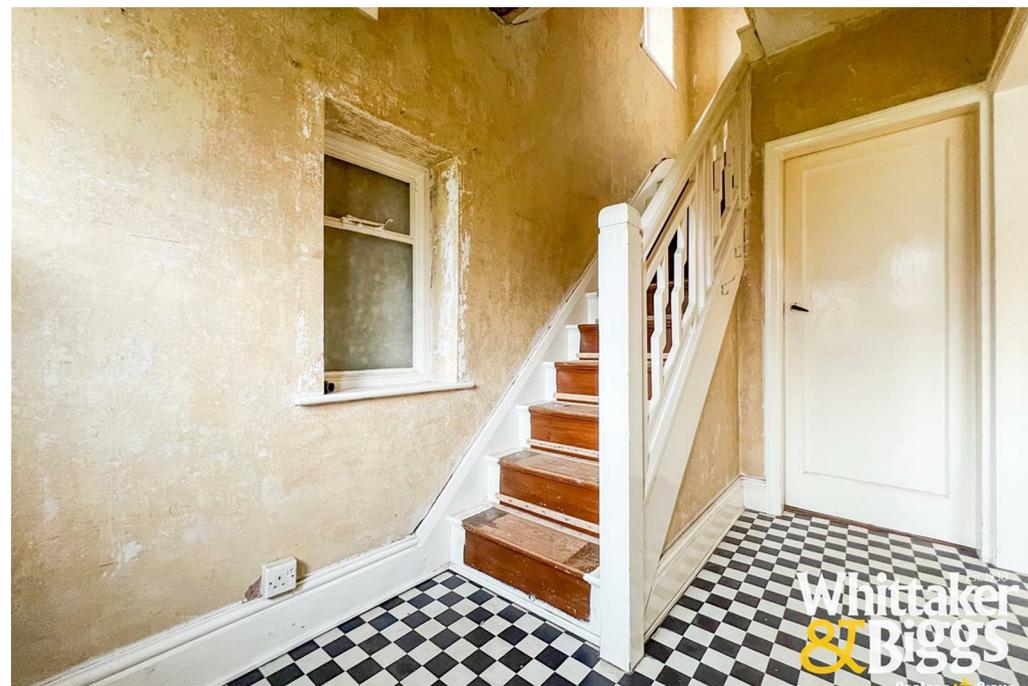
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Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this charming semi-detached house, presenting an exciting renovation project for those looking to create their dream home. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining.

The property features a private driveway with ample parking for two vehicles, along with a garage, providing convenience and security for your vehicles and additional storage needs. Situated in a popular residential area, this home benefits from a welcoming community atmosphere while remaining close to local amenities and transport links.



Council Tax Band: C



Ground Floor

Hall

9'7" x 5'10"

UPVC double glazed door with sidelight windows to the frontage, stairs to the first floor, radiator, wood glazed window to the side aspect, original tiled floor.

Reception One

12'0" x 10'8" max measurement

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

Reception Two

14'5" x 10'2"

UPVC double glazed window to the rear, gas fire, tiled hearth, radiator.

Kitchen

16'6" x 10'8" max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, sink unit, stainless steel steel sink, chrome taps, units to the base and eye level, tiled floor, radiator.

First Floor

Landing

UPVC double glazed window to the side aspect.

Bathroom

6'8" x 5'10"

UPVC double glazed window to the frontage, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, cupboard housing the Baxi gas fired combi boiler, radiator.

Bedroom One

12'0" x 10'8" max measurement

UPVC double glazed bay window to the frontage, radiator, fitted wardrobes.

Bedroom Two

10'11" x 10'4"

UPVC double glazed window to the rear, radiator, fitted wardrobes, loft hatch.

Bedroom Three

8'7" x 5'10"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, mainly laid to lawn, tarmacadam driveway suitable for two vehicles, metal gates, hedge and fence boundary.

To the rear, mainly laid to lawn, timber shed, two glass greenhouses, hedge and fence boundary.

Garage

17'0" x 12'5" max measurement

Brick construction, metal up and over door, UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect.

AML REGULATIONS

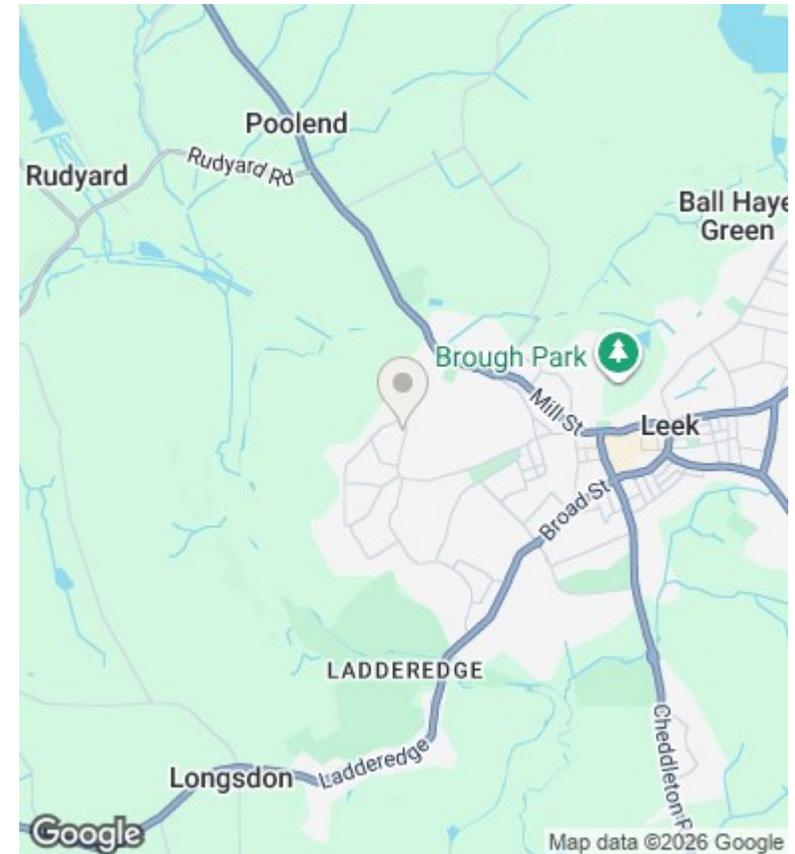
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC