



## 6 The Coppins Westwood Road, Leek, ST13 8DJ

Offers In The Region Of £135,000

- Detached bungalow
- One bedroom
- Quiet location close to local amenities
- Ideal retirement property
- Contemporary shower room & kitchen
- NO CHAIN!

# 6 The Coppins Westwood Road, Leek ST13 8DJ

Selling with NO UPPER CHAIN, Whittaker & Biggs are pleased to offer to the market this charming bungalow, offering a delightful living experience for those aged over 55. The property is part of The Coppins, which benefits from shared access and parking conveniently located off the main road.

This inviting home features a comfortable reception room, perfect for relaxation or entertaining guests. With a well-proportioned bedroom, there is ample space for both rest and relaxation. The bungalow also includes a newly fitted shower room and kitchen, designed for ease and comfort.

One of the standout features of this property is its private location, providing a peaceful retreat while still being within walking distance of Leek town centre. Residents can enjoy the convenience of local shops, cafes, and amenities, making it an ideal choice for those seeking a balanced lifestyle.



Council Tax Band: A



## Hall

9'1" x 3'5"

UPVC double glazed door to the frontage, radiator, storage cupboard, airing cupboard housing the gas fired wall mounted Gloworm combi boiler, loft hatch.

## Sitting Room

12'7" x 11'7"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, wooden mantel, marble effect hearth, ceiling beam.

## Kitchen

6'7" x 5'8"

UPVC double glazed window to the side aspect, units to the base and eye level, Beko ceramic hob, Beko electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, integral under counter fridge, inset ceiling spotlights.

## Shower Room

6'6" x 5'5"

UPVC double glazed window to the rear. walk in shower enclosure, chrome fitment, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, part tiled.

## Bedroom

11'7" x 8'4"

UPVC double glazed window to the frontage, two storage cupboards, radiator.

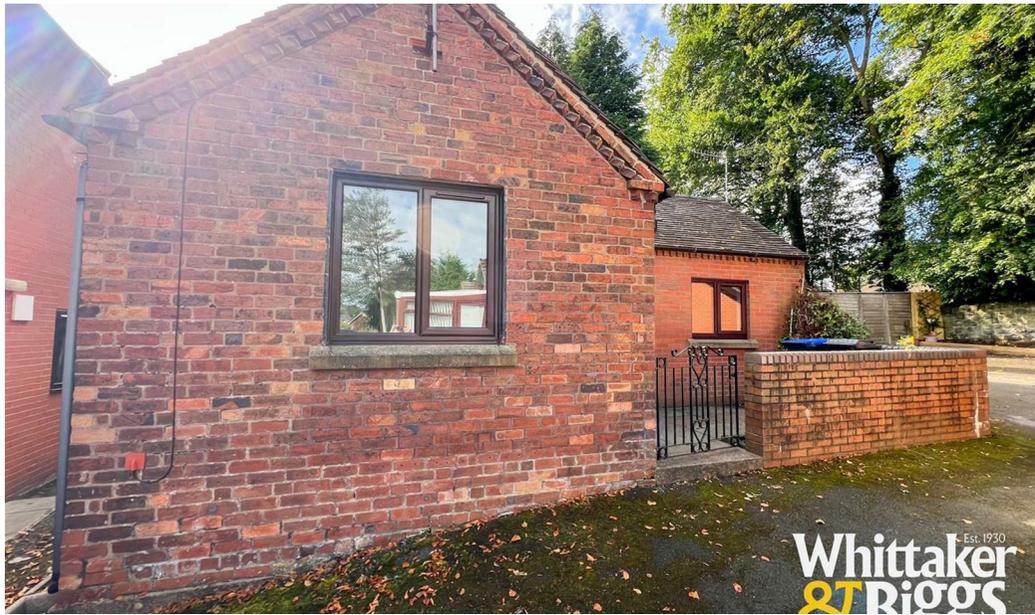
## Externally

To the frontage, paved forecourt, wall boundary.

## AML REGULATIONS

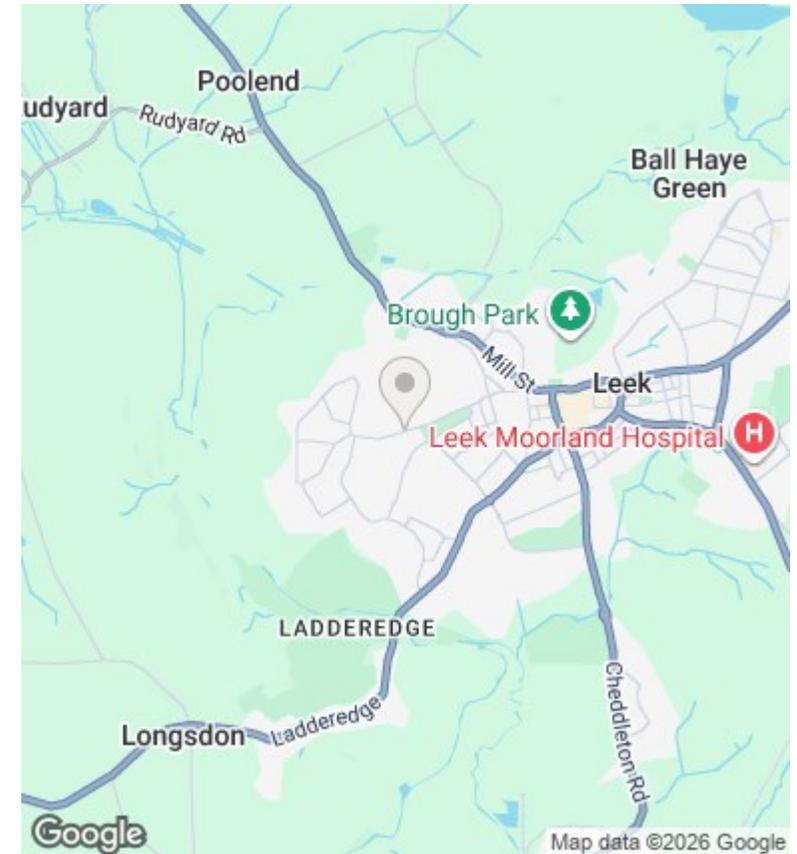
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	