



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



40 Westwood Park Avenue
Leek, ST13 8LU

Offers In The Region Of £285,000



40 Westwood Park Avenue

Leek, ST13 8LU

Nestled in the desirable Westwood Park Avenue in Leek, this fully renovated semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this charming property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining, while the newly fitted kitchen is a delightful space for culinary enthusiasts.

The property has been thoughtfully updated with new carpets throughout, ensuring a fresh and modern feel. The bathroom is well-appointed, catering to the needs of the household. Situated within the sought-after Westwood catchment area, this home is ideally located for families seeking access to quality local schools.

Outside, the property features a garage and a driveway, providing convenient off-road parking. The gardens are a true highlight, offering picturesque views over the surrounding countryside, perfect for enjoying the tranquil setting. This semi-detached house combines modern living with the charm of its surroundings, making it a wonderful place to call home. Don't miss the chance to view this exceptional property.





Directions

From our Derby Street office, turn right onto Market Street then left onto Stockwell Street/A523, turn left onto West Street following onto Westwood Road then bare right onto Westwood Heath Road, turn left onto Warrington Drive then turn left again onto Westwood Park Avenue and your destination will be on the right, identified by our For Sale sign.

Situation

40 Westwood Park Avenue is situated in the West end, just on the outskirts of the busy market town of Leek, this delightful property sits in an elevated position and enjoys views over the surrounding countryside.

Entrance Hall

Cushion floor, radiator, stairs, cloak cupboard.

Living Room

18'9" x 11'5" (5.73 x 3.48)

Feature bay window, radiators, fireplace with living flame gas fire, double doors to Dining Room.

Dining Room

17'10" x 8'11" (5.45 x 2.74)

UPVC double glazed windows to rear and side, radiator, laminate floor, open plan to:-



Kitchen

11'2" x 10'3" (3.41m x 3.13m)

Newly fitted units comprising of base cupboards and drawers with matching wall cupboards, integrated dishwasher, Hotpoint electric oven with Beko five ring hob and overhead extractor fan. radiator, two UPVC double glazed windows to side, quarry tile floor, pantry off.



First Floor Landing

Loft Access, UPVC double glazed window to front, built-in cupboard.

Bedroom One

11'4" x 10'5" (3.46m x 3.20m)

UPVC double glazed window to rear, radiator.

Bedroom Two

11'2" x 10'4" (3.42m x 3.15m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8'5" x 5'5" (2.57m x 1.66m)

UPVC double glazed window to front, radiator.



Bathroom
6'7" x 5'3" (2.01m x 1.62m)

White suite comprising of panel bath, pedestal wash basin, low level WC, heated towel rail, UPVC double glazed frosted window to front, cushion floor.

Outside

Driveway to the front leading to garage with adjoining lawns.

Garage
14'4" x 7'3" (4.37m x 2.22m)

Double doors to front, window and door to rear, concrete floor.

Rear Gardens

Spacious rear gardens laid to lawns with flagged patio areas, mature shrubs, timber summerhouse, views over surrounding countryside, pedestrian gated access to the front and garage, courtesy lighting.

Services

The property is connected to all mains services.

Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308



Local Authority

The local authority is Staffordshire Moorlands District Council.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Wayleave & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Please Note

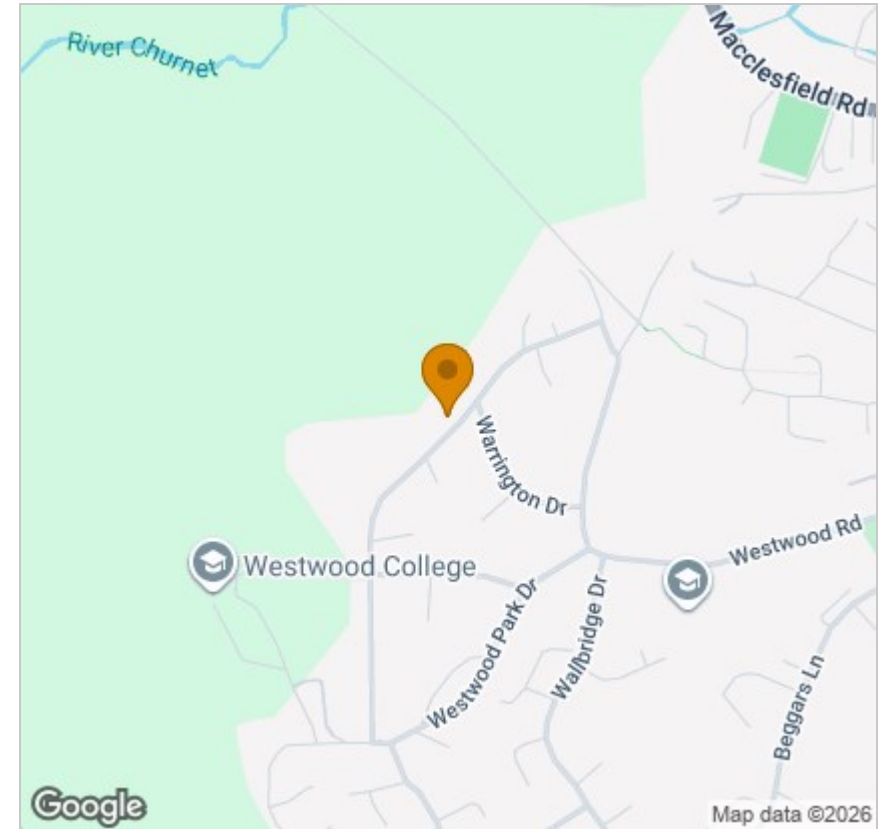
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Floor Plan



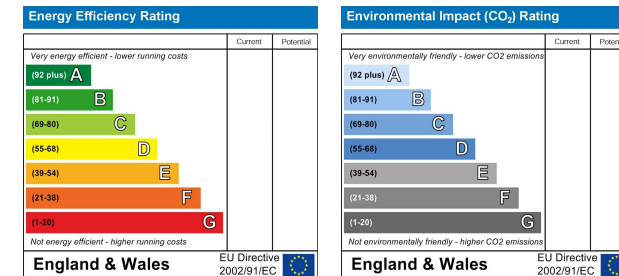
Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>