Whittaker & Biggs Est. 1930
Rostons Group







1 Westbourne Close, Leek, ST13 8EN

Offers In Excess Of £275,000

- Immaculately presented detached bungalow situated in a peaceful cul-de-sac location
- Contemporary shower room finished to a high standard
- Attractive east-facing rear garden, perfect for enjoying the morning sun
- Within easy reach of the popular market town of Leek, offering shops, cafés, and everyday conveniences
- Two well-proportioned bedrooms, ideal for comfortable single-level living
- Well-equipped kitchen offering ample storage and workspace
- Beautifully maintained throughout, ready for immediate occupation
- Spacious sitting/dining room with French doors opening onto the rear garden
- Detached garage complemented by a private driveway providing off-road parking
- Conveniently located close to a range of local amenities

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

1 Westbourne Close, Leek ST13 8EN

Whittaker & Biggs would like to welcome you to this immaculately presented detached bungalow, situated in a quiet cul-de-sac location. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a manageable space for a small family.

The spacious sitting and dining room, is bathed in natural light thanks to the French doors that open directly onto the rear garden and windows to each side elevation. This seamless connection to the outdoors creates an inviting atmosphere, perfect for entertaining or simply enjoying a quiet moment in your own private space.

The bungalow features a contemporary shower room, finished to a high standard, ensuring a modern and stylish experience. Additionally, the property boasts a detached garage, complemented by a private driveway that provides ample off-road parking, a rare find in such a desirable location.

2 1 1 C

Council Tax Band: C





Kitchen
10'2" x 7'7"
Composite double glazed door to the side aspect, UPVC double glazed window to the frontage, units to the base and eye level, Zanussi four ring gas hob, AEG electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, cupboard housing the Glow Worm combi boiler, inset ceiling spotlights, radiator.

Bedroom One
13'8" x 9'4" max measurement
UPVC double glazed bay window to the frontage, radiator.

Inner Hall
Radiator, loft hatch.

Shower Room
6'1" x 5'4" max measurement
UPVC double glazed window to the side aspect, quadrant shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, low level WC, anthracite ladder radiator, extractor fan.

Bedroom Two
8'9" x 7'8"
UPVC double glazed window to the rear, radiator.

Sitting / Dining Room
24'9" x 10'11"
UPVC double glazed French doors with sidelight windows to the rear, two UPVC double glazed windows to the left side aspect, two UPVC double glazed windows to the right side aspect, electric fire, marble effect hearth and surround, two radiators.

Externally
To the frontage, tarmacadam driveway, fence boundary.
To the rear, detached garage, paved patio, area laid to lawn, fence boundary., well-stocked borders, timber shed.

Garage
Metal up-and-over door, power and light.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.











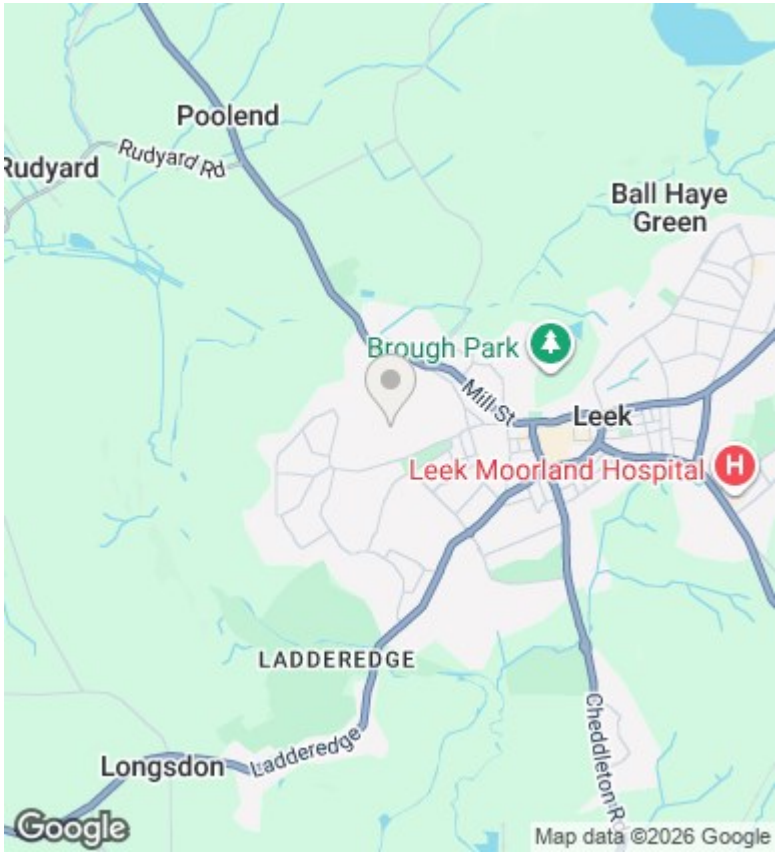












Directions

Viewings

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

Council Tax Band

C

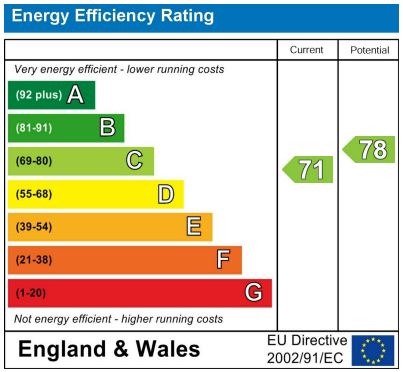


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/