



27 Westwood Park Avenue, Leek, ST13 8LR

Offers In The Region Of £285,000

- Offered to the market with no onward chain, allowing for a smooth and straightforward purchase process
- Beautifully presented semi-detached property which has been recently renovated throughout to a high standard
- Spacious and well-balanced accommodation ideal for families, professionals or first-time buyers seeking a move-in ready home
- Three well-proportioned bedrooms offering comfortable and versatile living accommodation across both floors
- Stylish contemporary kitchen fitted with modern units, perfect for everyday family living and entertaining
- Modern family bathroom finished to an excellent standard with contemporary fixtures and fittings

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Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this charming semi-detached house, offering a perfect blend of modern living and classic appeal. Spanning an impressive 904 square feet, the property has been recently renovated to a high standard, ensuring a stylish and comfortable home for its new owners.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen is a highlight, designed with both functionality and aesthetics in mind, making it a delightful space for culinary enthusiasts. The modern family bathroom complements the home beautifully, offering a serene retreat for unwinding after a long day.



Council Tax Band: C



Ground Floor

Porch

5'10" x 2'3"

UPVC double glazed double doors to the frontage, original tiled floor.

Hall

13'4" x 5'10"

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

Reception One

12'2" x 11'2"

UPVC double glazed bay window to the frontage, radiator, wall mounted electric fire.

Reception Two

11'6" x 11'5"

UPVC double glazed window to the rear, radiator.

Kitchen

8'4" x 7'4"

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, Lamona ceramic hob, electric fan assisted oven, integral Lamona washing machine, stainless steel sink and drainer, chrome mixer tap, extractor hood, inset ceiling spotlights, radiator, space for a freestanding fridge freezer.

First Floor

Landing

6'3" x 5'4"

UPVC double glazed window to the side aspect.

Bathroom

8'5" x 5'10"

UPVC double glazed window to the frontage, L-shaped bath, chrome waterfall mixer tap, shower over, chrome fittings, rainfall shower head, glass shower panel, vanity wash hand basin, chrome waterfall mixer tap, concealed cistern low level WC, chrome ladder radiator, extractor fan, airing cupboard housing the Main combi boiler.

Bedroom One

12'3" x 11'1"

UPVC double glazed bay window to the frontage, radiator.

Bedroom Two

11'7" x 11'5"

UPVC double glazed window to the rear, radiator.

Bedroom Three

8'5" x 7'5"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, paved driveway, area laid to lawn, hedge and wall boundary, well stocked borders, gated access to the rear.

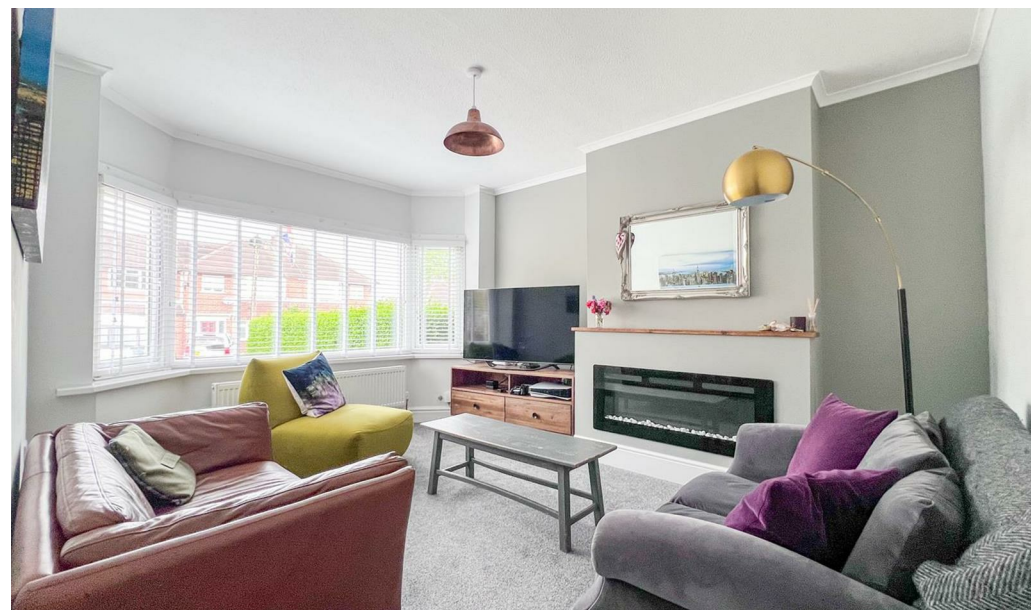
To the rear, area laid to lawn, well stocked borders, hedge and fence boundary, timber shed.

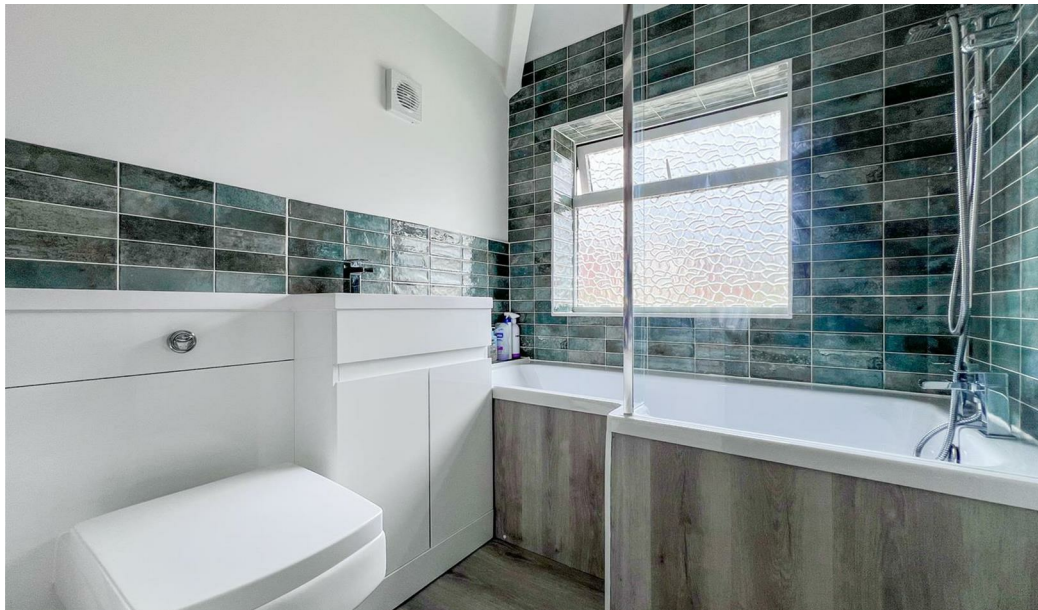
Detached Garage

Brick construction, wood double doors, wood glazed window to the rear, power and light.

AML REGULATIONS

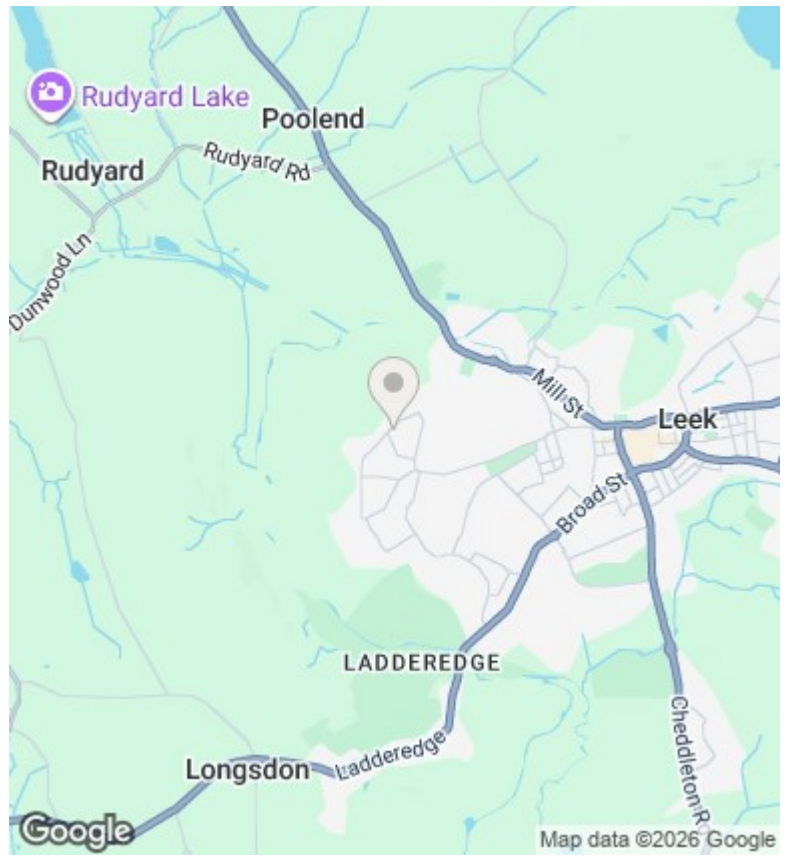
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	