



Westview Close, Leek, ST13 8ES.  
Offers in Excess of £250,000

Whittaker Est. 1930  
& Biggs



## Westview Close, Leek, ST13 8ES.

A well presented two bedroom detached bungalow is nestled within an impressive plot, ideally located to the West end of Leek. The property is offered to the market with no upwards chain and is within catchment for the highly sought after Westwood schools and within walking distance of Leek town centre and its amenities.

You're welcomed into this home via the entrance hallway with a storage cupboard. The 13ft living room has ample room for well proportioned living furniture. The kitchen has a good range of units fitted to the base and eye level, four ring gas hob, electric oven, plumbing for a washing machine and space for a free-standing fridge freezer.

Located within the bathroom is a panel bath with shower over, wash hand basin and WC. Two good sized bedrooms complete the internal accommodation.

Externally to the front and side is a large driveway with parking both to the front, side, and access to the rear. The rear garden is mainly laid to patio with mature plants and shrubs with fenced boundaries.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes views, plot and potential.

### Situation

This family home is within walking distance of all the sought after Westwood Schools, together with Leek town centre just a short stroll away.





### Hallway

UPVC double glazed door to the side elevation, radiator, storage cupboard.

### Kitchen 7' 11" x 7' 9" (2.41m x 2.35m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, four ring gas hob, extractor fan, electric oven, composite one and a half sink with drainer, mixer tap, plumbing for a washing machine, space for a free standing fridge freezer.

### Living Room 13' 6" x 9' 0" (4.11m x 2.74m)

UPVC double glazed bay window to the rear elevation, radiator, gas fire set in marble, cornicing.

### Bedroom One 11' 11" x 8' 11" (3.63m x 2.71m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Two 8' 4" x 7' 9" (2.53m x 2.37m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Bathroom

UPVC double glazed window to the side elevation, radiator, panelled bath with shower over, low level WC, pedestal wash hand basin.

### Externally

To the front, brick herringbone driveway, area laid to gravel, area laid to lawn, hedged / fenced boundaries.

To the rear, stone flagged patio, hedged / fenced boundaries, water tap.



Note:  
Council Tax Band: C

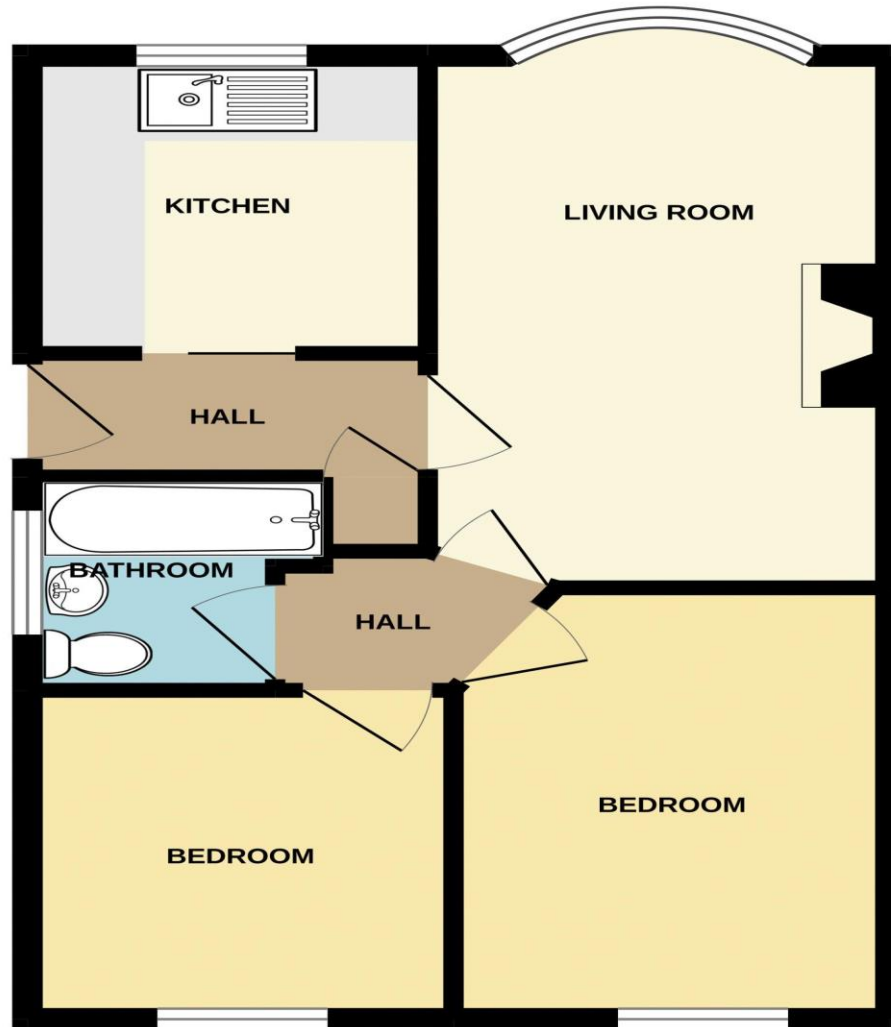
EPC Rating: TBC

Tenure: believed to be Freehold





GROUND FLOOR





## Directions

From our Derby Street, Leek, offices proceed out of town along Stockwell Street, passing the old church on the right, as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the fourth turning right into North Street, follow this road taking the fourth left into Westview Close, follow this road for a short distance to its extremity and bear right into Westview Close cul de sac, where the property is then situated on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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