



Brookside Close, Westlands, ST5 2HX.
OIRO £225,000

Whittaker Est. 1930
& Biggs

Brookside Close,

Westlands, ST5 2HX.

This beautiful two bedroom bungalow is located within a quiet residential area in the ever popular Westlands and is a perfect example of single storey living!

You're welcomed into the property via the entrance hall which provides access to all rooms.

The contemporary kitchen / breakfast room has a good range of units, has space and plumbing for a dishwasher as well as space for a free standing cooker and fridge freezer.

There are two storage cupboards within the kitchen, one of which has space and plumbing for a washing machine and tumble dryer.

Adjacent to the kitchen is the living room, the hardwood floor and bay window gives it a light and airy feel and at over 5 metres in length there is more than enough room for family living.

To the rear of the property are two well-proportioned bedrooms, both benefitting from retractable security grilles to give that extra peace of mind.

A contemporary white suite can be found in the bathroom, which features a panel bath with shower, pedestal wash basin, low level WC and is partly tiled. Externally, the large rear garden has an area laid to lawn and a tiered patio that is perfect for al-fresco dining.

To the frontage there is a block paved drive with space for three vehicles, and that doesn't include the space within the detached garage!

A viewing is highly recommended to appreciate this home's quiet location, spacious rooms and large garden.



Entrance Hall

Composite double glazed door to the side aspect, radiator, hard wood floor, loft access.

Kitchen/Breakfast Room 12' 4" x 9' 11" (3.75m x 3.02m)

Max measurement

UPVC double glazed window to the frontage, range of units to the base and eye level, extractor fan, space and plumbing for a dishwasher, space for a freestanding cooker, space for a free standing fridge freezer, space for a dining table, stainless sink, chrome mixer tap, radiator, storage cupboard with plumbing and space for a washing machine and tumble dryer, storage cupboard housing the water tank, cupboard containing wall mounted Worcester boiler.

Sitting Room 18' 0" x 11' 3" (5.48m x 3.43m)

UPVC double glazed bay window to the front aspect, hardwood floor, gas fire, stone effect surround, marble effect hearth, radiator.

Bedroom 1 13' 11" x 11' 1" (4.23m x 3.38m)

UPVC double glazed window to the rear, retractable security grilles, radiator.

Bedroom 2 9' 11" x 9' 11" (3.02m x 3.01m)

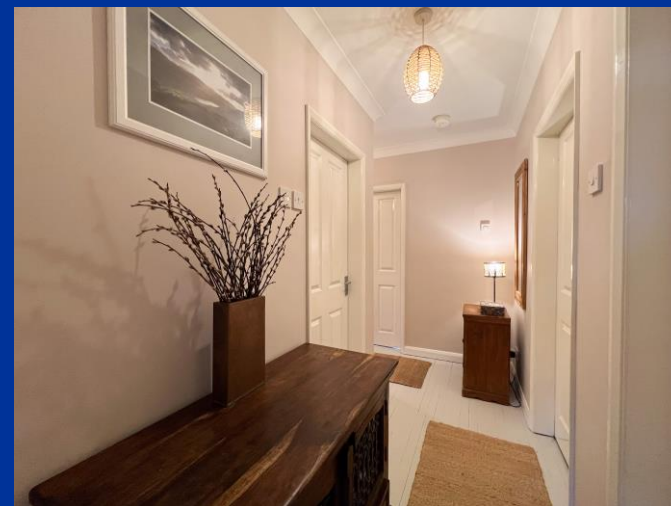
UPVC double glazed window to the rear, retractable security grilles, radiator.

Bathroom 6' 11" x 5' 5" (2.10m x 1.64m)

UPVC double glazed window to the side aspect, panel bath, chrome shower attachment, wall mounted taps, chrome mixer tap, pedestal hand wash basin, chrome mixer tap, low level WC, heated towel rail, extractor fan, part tiled.

Externally

To the rear, area laid to lawn, tiered patio area, well stocked borders, power sockets, courtesy light, fence boundary, detached garage. To the frontage, block paved drive, area laid to lawn, well stocked borders, mature tree, wall boundary. To the side, block paved drive, gated access to the rear.



Note:

Council Tax Band: C

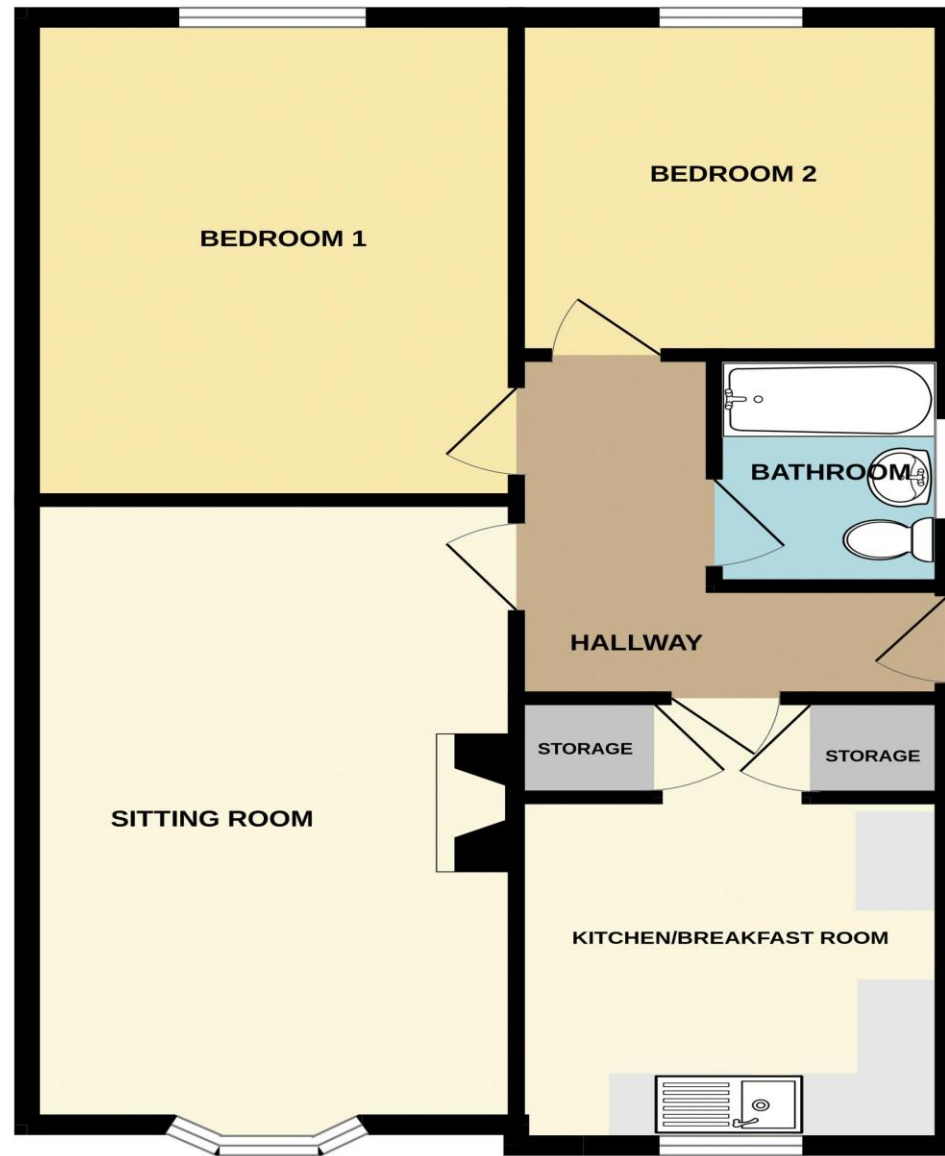
EPC Rating:

Tenure: believed to be Freehold











Directions

From our Derby Street Leek offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead into Newcastle Road. Follow this road out of the town and through the villages of Endon and Stockton Brook. Upon reaching the traffic lights at Etruria continue straight over. At the main roundabout take the second exit and follow the road signed posted Newcastle. Continue along this road, at the second roundabout turn left onto Barracks Road, take the third left at the next roundabout onto Lower Street. At the next roundabout take the first left turning onto Priory Road. Make a right turn onto Seabridge Road then turn left onto Brookside Close where the property is located on the right hand side, identified by a W&B sign.

Situation

This home is ideally situated enjoying excellent facilities and amenities being close to the A500, which gives a good commuting to the M6 motorway, Hanley city centre, Stoke and local towns.

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