



Westwood Road

Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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16 Westwood Road

Leek
Staffordshire
ST13 8DH

- * This beautifully presented three bedroom period town-house has been upgraded and improved to an exceptional standard by the current vendor.
- * The property offers excellent sized family accommodation and is located in a highly sought after position just on the outskirts of the town centre - offering easy access to local shops, schools and amenities.
- * Enjoying a delightful outlook over the Westwood recreation grounds, the property offers wealth of character and original features with modern day comforts like gas fired central heating, fitted kitchen and high-end double glazing.
- * The property briefly comprises: Entrance Hall with feature tiled floor, Living Room with bay window, Dining Room with parquet flooring and superb fitted Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom with feature roll top bath to the first floor.
- * Forecourted garden area to the front and paved rear yard / garden area with storage rooms.
- * An exceptionally well appointed family home of which an internal inspection is essential.

Offers in the region of : £299,950



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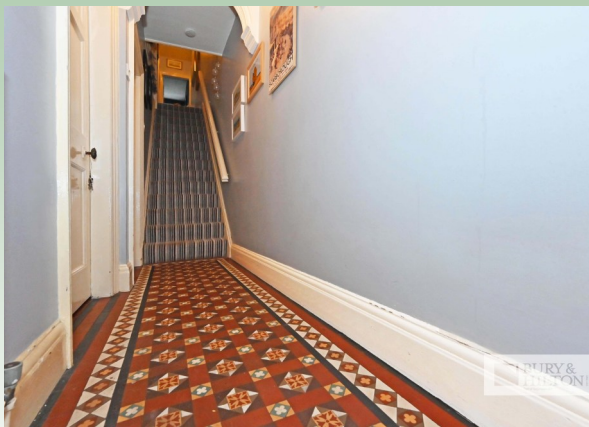


Leek Office - 01538 383344



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Accommodation

Entrance Hall

Stairs off. Feature tiled floor. Coving.

Living Room

Coal effect gas fire with feature surround. Bay window. Parquet flooring. Coving. Electric cupboard. Wall light point x 2. Radiator.

Dining Room

Coal effect gas fire with feature surround. Parquet flooring. Radiator. Coving.

Kitchen

Range of fitted wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Extractor unit. Side door. Tiled floor. Spotlights. Radiator. Plumbing point. Understairs storage. Integrated dishwasher.

First Floor Landing Area

Loft access with pull down ladder. Radiator.

Bedroom

Radiator. Bay window. Coving.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Roll top bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor.

Outside

Forecourted garden area to the front and paved rear yard / garden area with storage rooms.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.



Broadband & Mobile Connectivity: The property benefits from fibre-optic broadband and strong mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Services

Mains water, electricity, gas and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

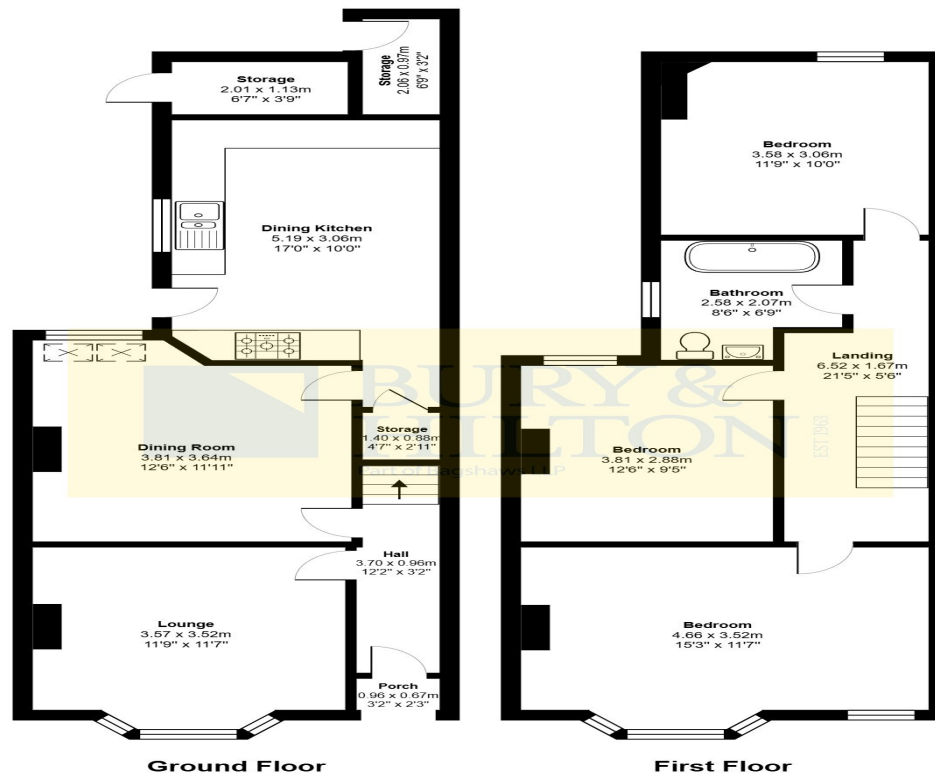
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



All measurements are approximate and for display purposes only



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