



Norton House, 14 Westwood Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Norton House, 14 Westwood Road

Leek  
Staffordshire  
ST13 8DH

\* This spacious period town-house offers excellent sized accommodation and is located in a highly convenient position for the town centre and local popular schools.

\* The property is considered an ideal family purchase with three good size bedrooms, two excellent sized reception rooms and spacious kitchen.

\* The property requires some general updating and improvement but offers excellent scope for the purchaser to put their own mark on it.

\* Benefiting from gas fired central heating the property briefly comprises: Entrance Hall, Living Room, Lounge, spacious Kitchen, Rear Hall and Shower Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.

\* Enclosed rear yard and forecourted area with pleasant views over Westwood Recreational ground.

\* An internal inspection of the property comes strongly recommended,

\* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £285,000



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Leek - 01538 383344



leek@buryandhilton.co.uk

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# General Information

## Entrance Hall

Stairs off. Radiator.

## Living Room

Gas fire. Radiator. Bay window.

## Lounge

Gas fire. Radiator.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer. Central heating boiler. Radiator. Cooker point. Plumbing point. Understairs storage.

## Rear Hall

Side door. Tiled floor. Radiator.

## Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

## First Floor

### Landing Area

Loft access. Storage cupboard.

### Bedroom

Radiator. Bay window.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Bathroom

Bath. W.c. Wash basin. Airing cupboard.

## Outside

Enclosed rear yard and forecourt area with pleasant views over Westwood Recreational ground.

## Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

#### 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.

#### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

#### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

#### Viewing

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

#### Agents Notes

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.



**6 Market Street, Leek, Staffordshire, ST13 6HZ**

**T:** 01538 383344

**E:** [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

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