



5 The Coppins Westwood Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 5 The Coppins Westwood Road

Leek  
ST13 8DJ

- \* A delightful situated two bedroom retirement bungalow, available for the over 55's.
- \* Set in a private and peaceful location the property is one of just a handful of bungalows known as The Coppins all enjoying a pleasant outlook.
- \* Within walking distance of Local Shops, Post Office, Cafes and local amenities, it would make ideal retirement home.
- \* The Bungalow will be popular amongst those looking to downsize and own a low maintenance property.
- \* The accommodation benefits from double glazing and gas fired central heating and briefly comprises: Entrance Hall, Living Room, Conservatory, Kitchen, Two Bedroom and Shower Room.
- \* Forecourted area.
- \* The property is offered For Sale with No Upward Chain involved.



£169,950



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Leek - 01538 383344



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## General Information

### Entrance Porch

Access to:

### Entrance Hall

Loft access. Cupboard housing central heating boiler.

### Living Room 14'5 x 11'5 (4.39m x 3.48m)

Gas fire. Radiator. Wall lights. Sliding doors to:

### Conservatory 9'4 x 7' (2.84m x 2.13m)

Side door.

### Kitchen 8'7 x 7'2 (2.62m x 2.18m)

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Cooker point. Tiled walls. Sky light window.

### Bedroom 12'2 x 9'1 (3.71m x 2.77m)

Radiator. Fitted wardrobes.

### Bedroom 9'1 x 8'7 (2.77m x 2.62m)

Radiator. Storage cupboard.

### Shower Room 14'5 x 11'4 (4.39m x 3.45m)

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.

### Outside

Forecourted area.

Residents also have access to the grounds at the rear.

Resident & visitor parking

### 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.

### Rights of Way, Wayleaves and Easements

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

### Tenure and Possession

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

Lease term 64 years left on lease

Ground Rent £85 per annum

### 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.



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