



3 The Coppins, Westwood Road, Leek, ST13 8DJ.
Offers in the Region Of £179,950

Est. 1930
Whittaker
& Biggs

3 The Coppins, Westwood Road, Leek, ST13 8DJ.

A well presented two bedroom bungalow ideally situated within easy walking distance of Leek town centre and local amenities. The home is offered to the market with no upwards chain and is exclusively proposed to over 55s.

The sizable accommodation benefits from a porch, hallway, living room, fitted kitchen, north facing sun room with views of the roaches, two substantial bedrooms and modern shower room.

A paved patio is situated to the rear of the property giving access to the adjoining communal lawned garden. The bungalow is fitted throughout with uPVC double glazing and benefits from gas fired central heating.

Internal inspection is essential to appreciate the accommodation on offer.

Situation

Located in a popular residential area of Leek, the bungalow is within walking distance of Westwood Road recreational ground, local schools, shops and town centre.



Porch

Double wood doors to the front elevation.

Entrance Hallway

Wood door to the front elevation, radiator, storage cupboard, loft access, cornicing.

Shower Room

5' 5" x 6' 11" (1.66m x 2.11m)
UPVC double glazed window to the front elevation, double walk in shower cubicle, lower level WC, vanity wash hand basin, chrome ladder radiator.

Bedroom Two

8' 9" x 9' 5" (2.66m x 2.86m)
UPVC double glazed window to the front elevation, radiator, storage cupboard, cornicing.

Bedroom One

12' 1" x 9' 3" (3.69m x 2.83m)
UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, cornicing.

Living Room / Dining Room

14' 5" x 9' 10" (4.40m x 3m)
UPVC double glazed sliding doors to the rear elevation, UPVC double glazed window to the side elevation, radiator, gas fireplace set on marble hearth, cornicing.

Sun Room

7' 1" x 9' 10" (2.17m x 3m)
Being of UPVC double glazed construction, UPVC double glazed door to the side elevation, power connected.

Kitchen

Velux style window, units to the base and eye level, electric cooker point, stainless steel sink unit with drainer and chrome mixer tap, integral fridge, integral freezer, plumbing for washing machine.

Externally

To the rear, stone flagged patio, communal lawn.

Lease Information

At current total payment per annum of £100 (which is for ground rent, charge for maintenance of communal areas and buildings insurance).

Note

All floor coverings, window fittings and washing machine are included in the sale.



Note:
Council Tax Band: B

EPC Rating: C

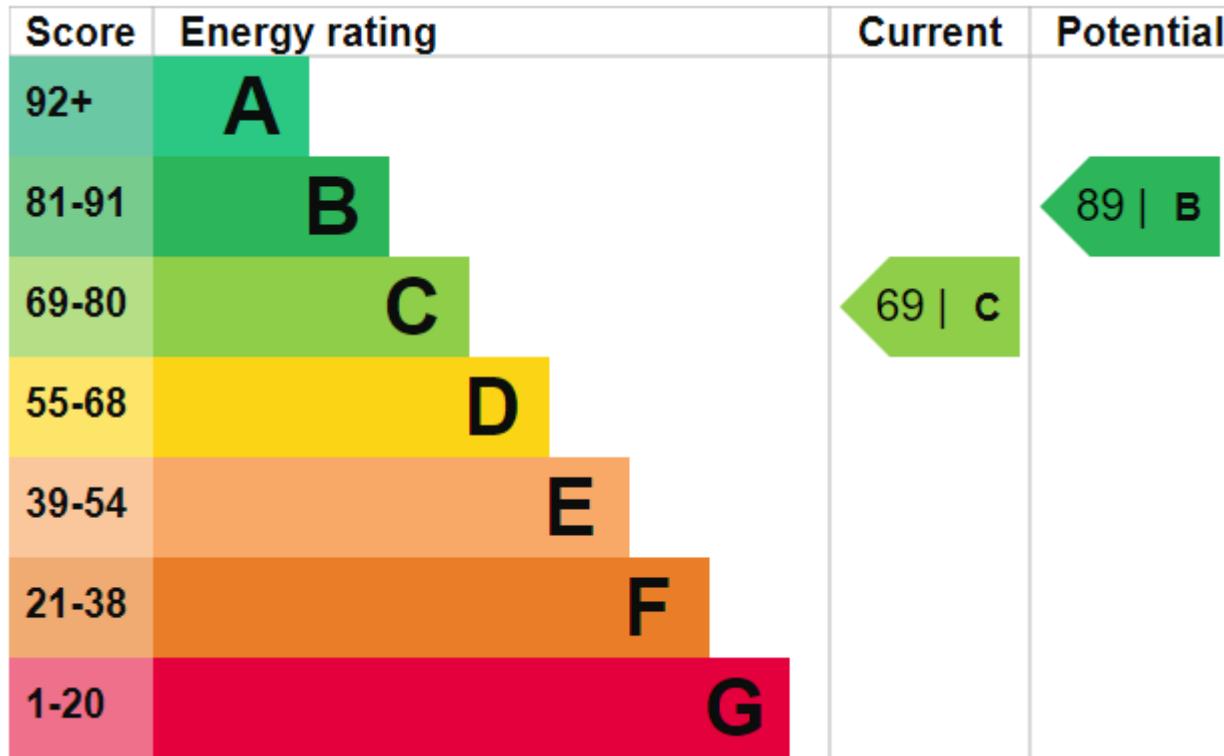
Tenure: believed to be Leasehold











Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side, as the road forks take the left hand fork into West Street. Follow this road for a short distance which then becomes Westwood Road and just after passing the recreational ground on the left hand side, The Coppins is situated on the right.

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

Est. 1930
Whittaker & Biggs