



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

Whittaker
& Biggs Est. 1930

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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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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