



Westwood Park Avenue, Leek, ST13 8LU.
£265,000

Whittaker
& Biggs

Est. 1930

Westwood Park Avenue, Leek, ST13 8LU.

This three-bedroom semi-detached home is nestled on a substantial plot in the highly desirable West End of town. Having a spacious driveway to the front/side, detached garage, impressive private rear garden and being just short walk from Westwood College, this is an ideal family home.

The property boasts a 22ft open plan living/dining room, well equipped kitchen, cloakroom, three well proportioned bedrooms and a contemporary shower room.

You're welcomed into the property via the entrance hallway, with useful cloakroom and under stairs storage. The living/dining room can comfortably accommodate both living/dining furniture, has a bay window to the front and patio doors to the rear. The kitchen has a range of fitted units to both the base and eye level, gas cooker point, space for a washing machine, fridge and stainless-steel sink.

To the first floor are three bedrooms, all having fitted wardrobes. A WC room is located off the landing and a shower room, having enclosure with chrome fitment, pedestal wash hand basin and cupboard housing a Baxi gas fired boiler.

Externally to the frontage is a lawned area, walled boundary and tarmacadam driveway which continues to the side under a carport and provides access to the garage. The 19ft garage is brick constructed with a pitched roof, has double doors to the front, power, light and pedestrian door into the rear garden. The rear garden is laid to patio, lawn, well stocked borders with fenced boundaries.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the location, plot, privacy, convenience to the schools and further potential.

Situation

Westwood Park Avenue is ideally positioned to the West End of the town, having the Rudyard track just situated a short walk away, providing various country walks. The busy market town of Leek is also a short distance away, together with being within easy walking distance of all the sort after Westwood schools.



Entrance Hallway

UPVC double glazed door to the front elevation, radiator, stairs to the first floor, under stair storage, power, light and window to the side within, cloakroom off.

Cloakroom 3' 0" x 6' 8" (0.92m x 2.04m)

Low level WC, radiator, circular window to the front elevation, wall mounted sink, tiled splashbacks.

Living/Dining Room 22' 5" x 11' 5" (6.83m x 3.48m reducing to 2.82m)

UPVC double glazed bay window to the front elevation, two radiators, serving hatch, double glazed patio doors to the rear elevation.

Kitchen 11' 3" x 8' 4" (3.44m x 2.53m)

Range of fitted units to the base and eye level, space for free standing fridge, space for washing machine, gas cooker point, two UPVC double glazed windows to the rear elevation, partly tiled, breakfast bar, UPVC double glazed door to the side elevation.

First Floor

Landing

Half landing with UPVC double glazed window to the side elevation, loft access.

Bedroom One 11' 5" x 11' 5" (3.48m x 3.49m)

UPVC double glazed bay window to the front elevation, fitted wardrobes, overhead storage, dressing table, radiator.

Bedroom Two 11' 5" x 10' 6" (3.49m x 3.19m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes with overhead storage, dressing table.

Bedroom Three 9' 3" x 6' 8" (2.81m x 2.04m)

Radiator, UPVC double glazed window to the front elevation, fitted wardrobes, overhead storage.

Shower Room 9' 1" x 5' 5" (2.76m x 1.66m)

Walk in enclosure with chrome fitment, pedestal wash hand basin with chrome mixer tap, chrome heated ladder radiator, Baxi gas fired boiler within a cupboard, partly tiled, UPVC double glazed window to the rear elevation, electric fan.

WC 2' 8" x 6' 3" (0.82m x 1.90m)

Low level WC, partly tiled, double glazed window to the side elevation.

Externally

To the front, tarmacadam driveway, walled boundary, area laid to lawn. To the side, further tarmacadam driveway with a car port over, access to garage. To the rear, gated access, outside water tap, patio area, area laid to lawn, well stocked borders with mature trees, shrubs and plants, fenced and hedged boundaries.

Garage 19' 1" x 8' 8" (5.82m x 2.64m)

Brick construction, wood double doors to the front, light and power within, pedestrian door to the side, UPVC double glazed window to the rear elevation,.



Note:
Council Tax Band: C

EPC Rating:

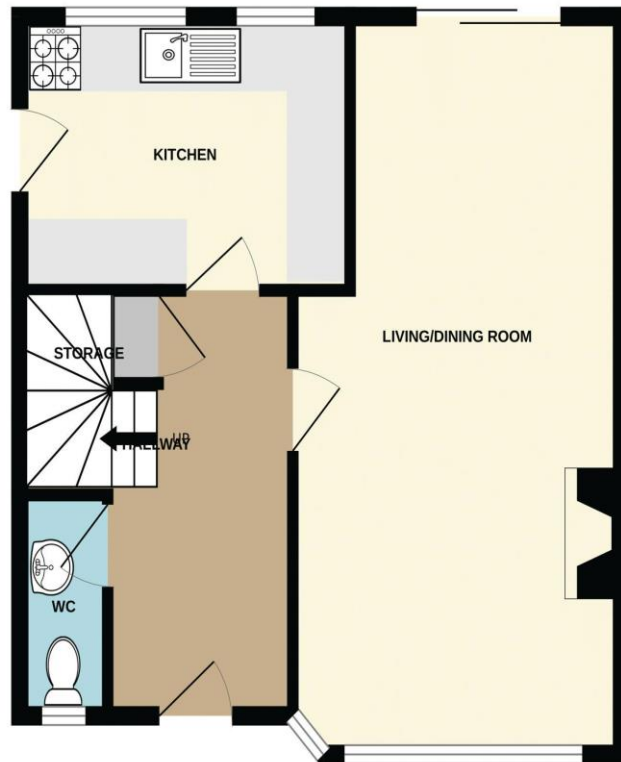
Tenure: believed to be Freehold



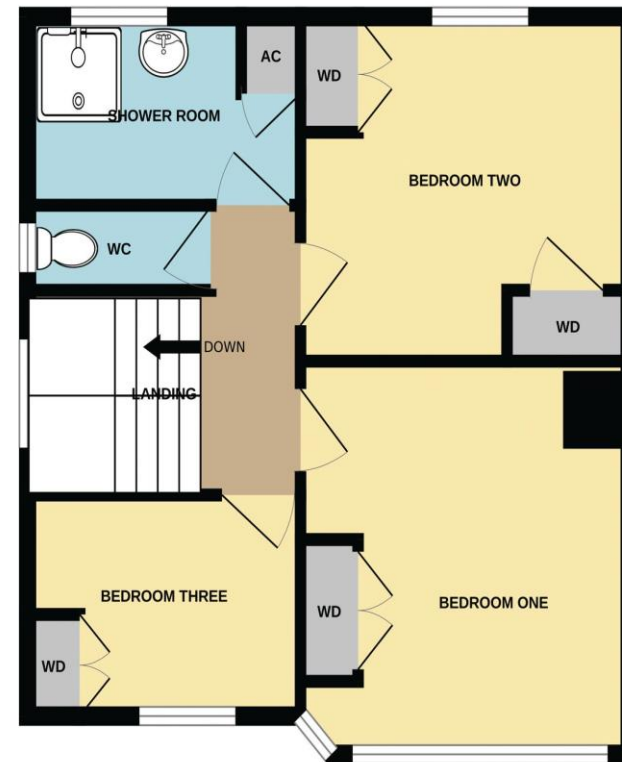




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek office proceed along Ball Haye Street at the traffic lights turn left into Stockwell Street follow this road passing the old church and as the road forks, take the left hand fork into West Street. Continue along this road passing St Edwards School Academy on the left hand side and take the turning right into Westwood Heath Road, follow this road to the left onto Westwood Park Avenue and the property is located on the right hand side.

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