



Graham Watkins & Co

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58 Westwood Park Drive, Leek, ST13 8NG



A very spacious two double bedroomed bungalow in a highly popular established residential area in the West end of Leek. The property is in good order and boasts a large living area, conservatory and rear garden. Benefitting from off road parking, garage, double glazing throughout and gas fired central heating.

Viewing recommended to appreciate the position and space on offer.

Offers In The Region Of £300,000 (Subject To Contract)

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1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located in the west end of Leek, the property is ideally situated for local amenities such as schools, shops and public houses. Within walking distance to local bus routes. Benefitting from access to commuter links to Leek Town Centre, Macclesfield, Buxton, Ashbourne and Stoke - On - Trent.

Directions

From our Leek office on Derby Street, turn left onto Ball Hay Street and turn left at the traffic lights. Proceed along the A523 Stockwell Street. After St Edwards Church (which is on the right), bare left at the next junction from Mill Street onto West Street and continue straight along this road for approximately 1 mile. Follow the road past Westwood College's bus park and the property will be found on the right hand side, indicated by our For Sale board.

Accommodation Comprises

A uPVC front entrance door with obscured double glazing leads into:

Porch

With fully fitted carpet and ceiling light point. A second uPVC door with obscured double glazing leads into the hallway.

Hallway

With fully fitted carpet; radiator; three storage cupboards; airing cupboard; electrical points; heating thermostat; two smoke detectors and two ceiling light points.

Giving access to:

Living Room 9.295 x 3.618 (30'6" x 11'11")

A large and bright living room featuring fully fitted carpet; large uPVC double glazed bow window to the front aspect; fireplace; two radiators; electrical points; aerial point; four wall lights and two ceiling light points.

Giving access to the conservatory.



Conservatory 2.79 x 3.516 (9'2" x 11'7")

With tiled flooring; dwarf walls to two aspects; uPVC double glazed windows to three aspects; uPVC double glazed patio doors to the rear aspect; corrugated roof and electrical points.



Kitchen 3.881 x 3.903 (12'9" x 12'10")

Having fully fitted carpet; uPVC double glazed window to the front aspect; radiator; aerial point; electrical points and nine inset ceiling spot lights. The suite comprises a range of wooden base units with formica work surfaces; matching wall mounted cupboards; inset stainless steel sink and drainer units with mixer tap and integrated cooker.



Utility 3.012 x 2.250 (9'11" x 7'5")

With fully fitted carpet; uPVC double glazed window to the front aspect; uPVC rear entrance door with obscured double glazing; tiled walls; formica work surface; plumbing for an automatic washing machine and dishwasher; alarm control panel; electrical points and ceiling light point.

W.C 0.795 x 1.770 (2'7" x 5'10")

With fully fitted carpet; tiled walls; uPVC obscured double glazed window to the side aspect; low level W.C; wall mounted wash hand basin; radiator; extractor fan and ceiling light point.

Bathroom 2.997 x 2.862 (9'10" x 9'5")

A good sized bathroom with fully fitted carpet; tiled walls; uPVC obscured double glazed window to the side aspect; radiator; extractor fan and ceiling light point. The suite comprises a low level W.C; corner panel bath; glass shower cubicle with Mira shower fitment and wash hand basin set in a vanity unit.



Bedroom One 4.501 x 3.579 (14'9" x 11'9")

Having fully fitted carpet; uPVC double glazed window to the rear aspect; fitted storage; radiator; electrical points; two wall lights;

vanity light and ceiling light point.



Bedroom Two 4.241 x 2.881 (13'11" x 9'5")

Having fully fitted carpet; uPVC double glazed window to the rear aspect; fitted storage; radiator; electrical points; two wall lights; vanity light and ceiling light point.

Access to the loft which has fitted loft ladders; boarded floor and lighting.



Outside

To the front of the property there is a drive way and access to the single garage with 'up and over' door along with gated access to the rear garden.

To the rear of the property there is a good sized patio garden with shrub borders and raised flower beds. With greenhouse and pedestrian entrance door to the garage which houses a Baxi Solo combination boiler.



mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Websites

www.grahamwatkins.co.uk;
www.rightmove.co.uk; www.zoopla.co.uk;
www.primelocation.co.uk;
www.onthemarket.com

Council Tax Band

We believe the property is in band E.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

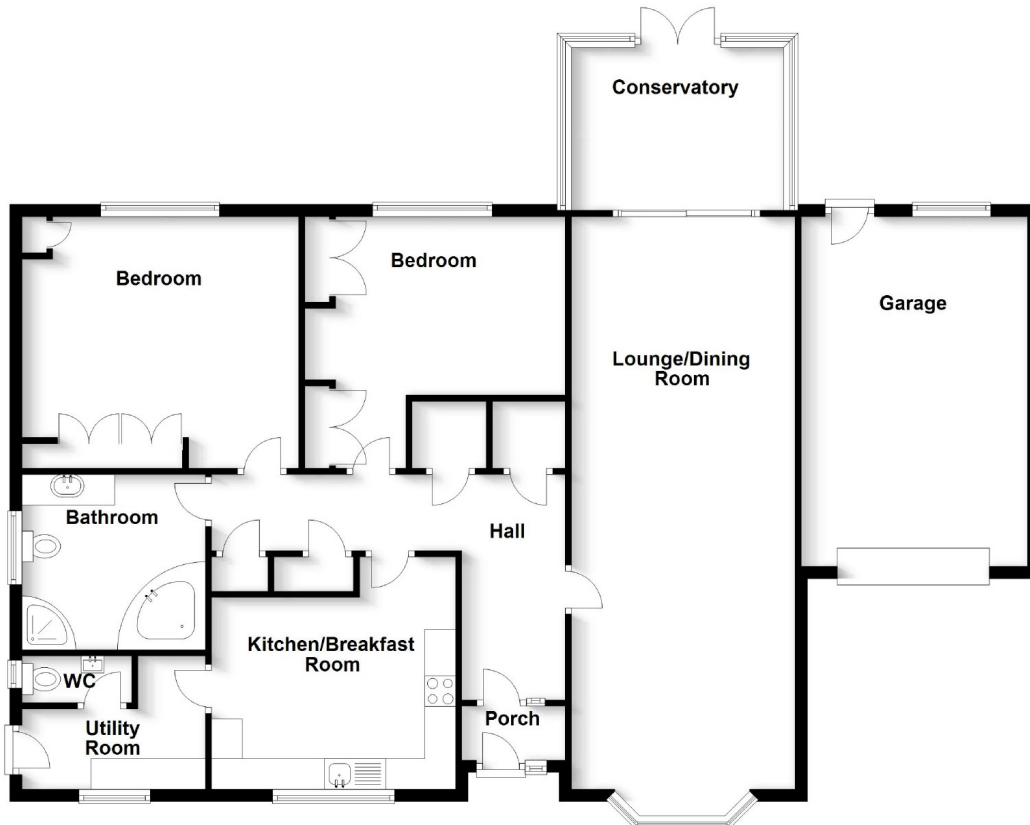
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We believe the property is connected to all

Ground Floor

Approx. 1587.9 sq. feet



Total area: approx. 1587.9 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy Performance Certificate



58, Westwood Park Drive, LEEK, ST13 8NG

Dwelling type: Detached bungalow
Date of assessment: 31 May 2019
Date of certificate: 02 June 2019

Reference number: 7498-6012-7235-3731-0944
Type of assessment: RdSAP: existing dwelling
Total floor area: 116 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

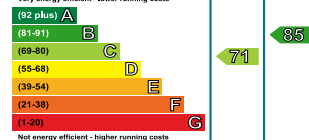
Estimated energy costs of dwelling for 3 years:	£ 2,745
Over 3 years you could save	£ 570

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 228 over 3 years	
Heating	£ 1,941 over 3 years	£ 1,695 over 3 years	
Hot Water	£ 408 over 3 years	£ 252 over 3 years	
Totals	£ 2,745	£ 2,175	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 282
2 Low energy lighting for all fixed outlets	£65	£ 144
3 Solar water heating	£4,000 - £6,000	£ 141

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.