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22 Coopers Close, Leek, ST13 8JL

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£234,950

(Subject to Contract)

Description

This semi-detached house is delightfully situated in a cul-de-sac position in what is a well established and highly sought after residential area on Westwood. The property is well placed for all age group local schools and for travelling into the town centre where other amenities are available.

The property itself has had a single storey extension added to the rear and now provides sizeable accommodation with two reception rooms, fitted kitchen and cloakroom to the ground floor with three good size bedrooms and shower room and toilet at first floor level.

The property has been maintained to an exceptional standard and internal inspection is most strongly recommended

Entrance Porch

Lounge 3.68m x 3.58m (12'1 x 11'9)

With wall mounted electric fire. Radiator. Wood effect laminate flooring.

Extended Dining Room 5.26m x 2.77m (17'3 x 9'1)

With radiator. Wood effect laminate flooring. French window leading to rear garden.

Kitchen 3.23m x 2.64m (10'7 x 8'8)

Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Radiator.



Rear Porch

With upvc rear door.

Cloakroom

With wc and wash basin. Tiled flooring.

Stairs to Landing

Fitted carpet.

Bedroom One 3.73m x 3.56m (12'3 x 11'8)

Built-in wardrobe. Radiator. Fitted carpet.

Bedroom Two 3.68m x 2.67m (12'1 x 8'9)

With built-in wardrobe. Radiator. Fitted carpet.

Bedroom Three 2.84m x 2.54m (9'4 x 8'4)

With built-in wardrobe. Radiator.

Shower Room

With shower cubicle and wash basin. Radiator. Built-in linen cupboards.

Separate WC

Radiator.



Outside

Driveway to the front provides off road parking facilities for two vehicles and leads to an INTEGRAL GARAGE 17'6 x 7'10 with electric doors and housing the gas central heating boiler.

Low maintenance rear garden with Astro turf lawn and raised flower borders.

Services

All mains services.

Gas central heating.

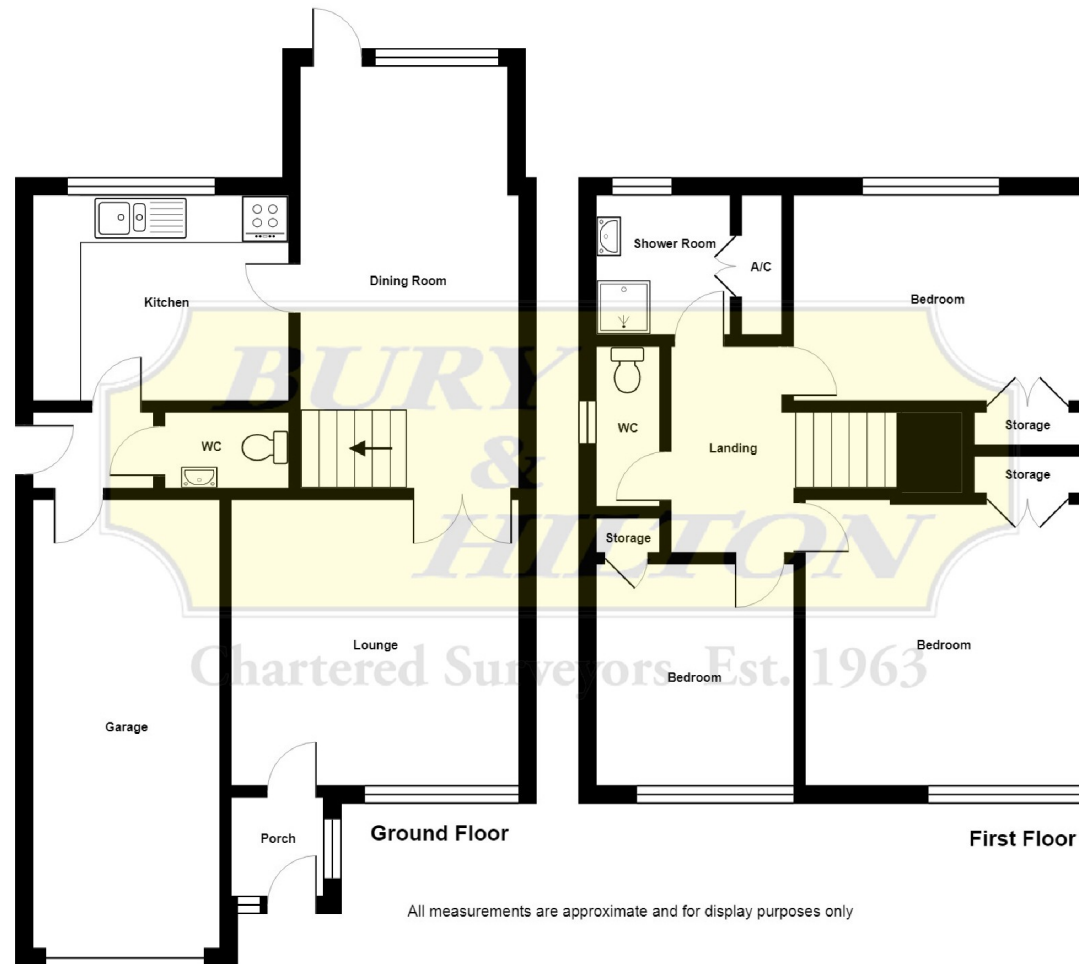
Upvc double glazing

Viewing

By prior appointment through the Agents.







All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(93-100) A</small> <small>(81-92) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(52-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	