



36 Hollow Lane.
Leek



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36 Hollow Lane.

Leek
ST13 7HP

This middle cottage of a block of three is superbly located in the old part of Cheddleton village, being extremely well placed for local schools, church, public house and other amenities, and enjoys a delightful outlook to the rear over open countryside.

The property itself has been maintained to an exceptionally good standard by the present owners and internal inspection is most strongly recommended. The accommodation briefly consists of two reception rooms, kitchen and bathroom to the ground floor with three bedrooms and toilet at first floor level. Externally there is an off road parking facility to the front and a most attractive rear garden with substantial summerhouse.

This is a property which will suit the most discerning of purchasers.



£280,000



3



2



1



D



acre(s)



Leek - 01538 383344



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General Information

Lounge

With a feature brick fire surround with slate hearth. Floorboarding. Radiator.

Living Room

With wood burning stove inset in brick surround. Wood effect laminate flooring.

Kitchen

Fitted with a range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Wood effect laminate flooring. Plumbing for automatic washing machine.

Bathroom

Partly tiled and partly timber panelled walls and suite comprising bath, wash basin and WC, shower fitment. Heated towel rail.

Stairs to Landing

Fitted carpet.

Bedroom One

With feature cast iron fireplace. Built-in wardrobe. Radiator. Fitted carpet.

Bedroom Two

With feature cast iron fireplace. Radiator. Fitted carpet.

Bedroom Three

With full range of fitted wardrobes. Radiator. Fitted carpet.

Separate Toilet

With WC and wash basin.

Outside

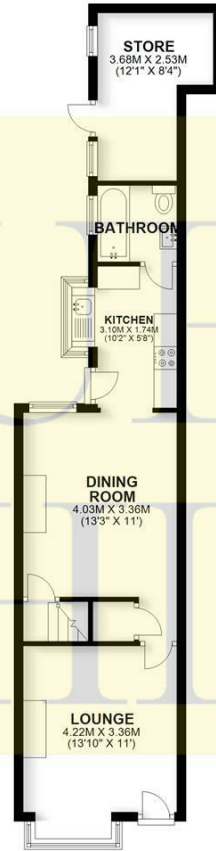
A block paved driveway to the front provides off road parking facilities.

Paved rear yard with brick store and timber log store.

Attractive gardens being well laid out with patio, lawns and borders and a substantial SUMMERHOUSE 16' X 12' with power connected.

The rear garden adjoins open fields.

GROUND FLOOR
APPROX. 47.0 SQ. METRES (506.4 SQ. FEET)



FIRST FLOOR
APPROX. 38.0 SQ. METRES (409.2 SQ. FEET)



TOTAL AREA: APPROX. 85.1 SQ. METRES (915.6 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

Services

All mains services.
Gas central heating.
Upvc double glazing.

Viewing

By prior appointment through the Agents.

Agents Notes

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