



# "Rose Hill" 39 The Avenue

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## "Rose Hill" 39 The Avenue

Cheddleton  
Staffordshire, ST13 7JB

- This excellent sized three bedroom semi-detached property is located in a popular area within Cheddleton and convenient for all local amenities.
- The spacious accommodation benefits from Upvc double glazing and gas fired central heating.
- The property briefly comprises: Entrance Hall, Lounge (currently being used as a fourth bedroom), Living Room, Conservatory and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- The property occupies a very generous sized plot with driveways to front and side aspects providing off street parking for a number of vehicles.
  - Useful outside storage and a private rear garden area laid mainly to lawn.
  - The property may offer further scope to be extended, subject to the relevant permissions being obtained.



Offers in the region of: £220,000



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Leek Office - 01538 383344



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**BURY &  
HILTON**  
EST. 1984





## Accommodation

### Entrance Hall

Stairs off. Laminate flooring. Radiator. Understairs storage.

### Living Room 11'10 x 10'9 (3.61m x 3.28m)

Radiator. (currently the fourth bedroom).

### Lounge 10'10 x 10'9 (3.30m x 3.28m)

Radiator. Laminate flooring.

### Dining Area/Conservatory 9'10 x 7'7 (3.00m x 2.31m)

Laminate flooring. Double doors to rear.

### Kitchen 18'9 x 6'1 (5.72m x 1.85m)

Range of fitted storage units. Ceramic sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Integrated dishwasher. Electric oven. Cupboard housing central heating boiler. Laminate flooring. Side door. Spotlights. Gas hob.

### Landing Area

Loft access.

### Bedroom 12'6 x 10'11 (3.81m x 3.33m)

Radiator.

### Bedroom 10'11 x 10'9 (3.33m x 3.28m)

Radiator.

### Bedroom 7'6 x 8'1 (2.29m x 2.46m)

Radiator.

### Bathroom 5'7 x 6'11 (1.70m x 2.11m)

Bath with shower over. W.c. Wash basin. Radiator.



### Outside

The property occupies a very generous sized plot with driveways to front and side aspects providing off street parking for a number of vehicles. Useful outside storage and a private rear garden area laid mainly to lawn.



### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

### Council Tax Band & EPC Rating: Band B & D

### Viewing

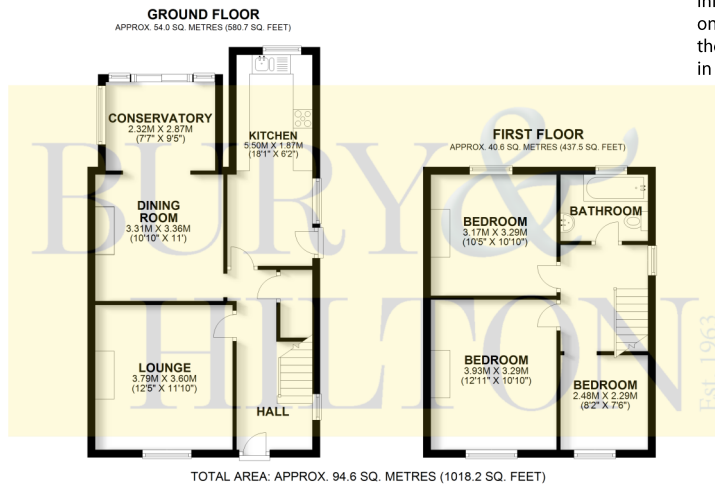
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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