



# 50 Woodlands Avenue

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 50 Woodlands Avenue

Cheddleton, Leek  
Staffordshire, ST13 7BZ

- \*A very well appointed three bedroom semi-detached property situated in a popular and well established area at Cheddleton with open fields to the rear aspect.
- The property offers good sized family accommodation that is extended to the ground floor and also benefits from Upvc double glazing and gas fired central heating.
- Accommodation briefly comprises: Entrance Porch, Entrance Hall, Lounge, Living Room and an excellent sized Kitchen / Diner to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- Driveway to the front providing ample off street parking.
- To the rear of the property is an excellent sized, very well maintained and stocked garden with paved patio areas and lawned garden areas and display borders, garden shed and open fields to the rear aspect.
- An excellent family home of which an internal inspection is essential.
- The property is offered For Sale with No Upward Chain involved.

**Offers in excess of: £210,00**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1978





## Accommodation

### Entrance Porch

Access to:

### Entrance Hall

Radiator. Stairs off.

### W.c

W.c. Wash basin.

### Lounge / Dining Room 10'11 x 11'11 (3.33m x 3.63m)

Currently being utilised as a bedroom. Radiator.

### Living Room 11'6 x 11'5 (3.51m x 3.48m)

Radiator.

### Kitchen / Diner 18'3 max x 9'3 (5.56m max x 2.82m)

Wall and base units. Sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit. Spotlights. Rear door. Radiator. Fridge / freezer. Washing machine.

### Landing Area

Loft access with pull down ladders.

### Bedroom 11'10 x 11'6 (3.61m x 3.51m)

Radiator.

### Bedroom 11'10 x 10'11 (3.61m x 3.33m)

Radiator.

### Bedroom 7'9 x 6'11 (2.36m x 2.11m)

Radiator.

### Bathroom 7' x 4'10 ( 2.13m x 1.47m)

Bath with shower over. W.c. Wash basin with storage unit below. Tiled walls.





**Outside**

Driveway to the front providing ample off street parking. To the rear of the property is an excellent sized, very well maintained and stocked garden with paved patio areas and lawned garden areas and display borders, garden shed and open fields to the rear aspect.

**Tenure & Possession**

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

**Council Tax Band 'B'**

**Viewing**

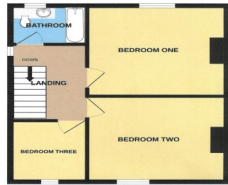
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

**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.

GROUND FLOOR

1ST FLOOR



These plans 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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