



Willow Drive, Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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63 Willow Drive
Cheddleton
Leek, Staffordshire
ST13 7FG

* A fantastic opportunity to purchase a substantial and most spacious two bedroomed contemporary and stylish end town-house with some lovely architecture, set in a spectacular location within the most popular and well established St Edward's Park Development.

* The accommodation briefly comprises: Entrance Hall and a very spacious Living Room with feature bay window to the ground floor level. Landing Area, Master Bedroom with fitted wardrobes and En-Suite Shower Room, second Bedroom and Bathroom to the first floor. To the lower floor is a Rear Hall with access to a small enclosed yard area, Dining Room and Kitchen.

* The property benefits from electric heating and use of the beautiful communal garden areas.

* There are two allocated parking spaces and conveniently placed for travelling to the surrounding market towns and access to motorways yet just a short stroll to some beautiful surrounding countryside.

* The property is offered For Sale with No Upward Chain involved.



Offers in the region of : £184,000



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**Council Tax
Band**

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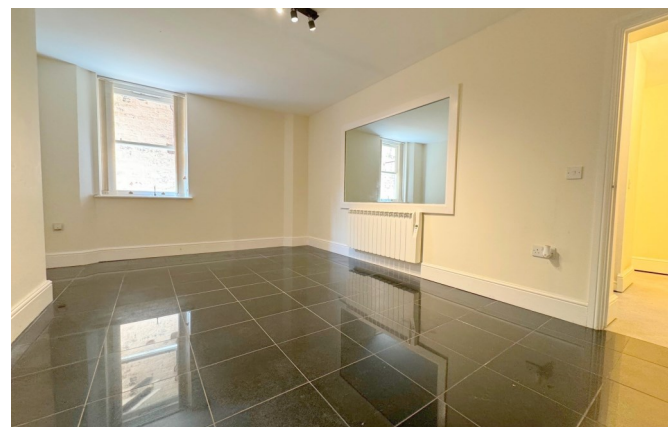


Leek Office - 01538 383344



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Accommodation

ENTRANCE HALL

With stairs off leading to the first floor and stairs leading down to the basement floor.

LOUNGE 24'3" x 21'6" (7.39m x 6.55m)

Five sash windows and a bay sash window. Electric storage heaters. Contemporary electric wall mounted fire. Ceiling light. Inset spotlighting. Picture rail.

FIRST FLOOR LANDING

Two sash windows. Airing cupboard. Loft access.

BEDROOM ONE 11'3" x 17'9" (3.43m x 5.41m)

Sash window to the rear. Fitted wardrobe. Electric storage heater. Inset spotlighting.

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle, pedestal wash hand basin and w.c. Fully tiled walls. Inset spotlighting. Extractor fan. Tiled flooring.

BEDROOM TWO 12'0" x 13'1" (3.66m x 3.99m)

Sash window to the rear. Electric storage heater. Ceiling light.

BATHROOM

Fully tiled walls. Fitted mirror. Bath with tiled panel, central taps and shower head. Pedestal wash hand basin and w.c. Tiled flooring. Sash window. Electric storage heater. Inset spotlighting.

BASEMENT DINING ROOM 17'3" x 11'6" (5.26m x 3.51m)

Electric storage heater. Tiled flooring. Window. Ceiling light.

KITCHEN 17'0" x 11'0" (5.18m x 3.35m)

An extensive range of wall and base units with working surfaces over. Electric cooker, Fridge freezer and dishwasher. Stainless steel sink unit with granite drainer. Part tiled walls. Tiled flooring. Sash window. Storage heater. Inset spotlighting.



OUTSIDE

Two allocated parking spaces.
Small outside space to the rear access via the basement room.

TENURE

The property is leasehold
There is 107 years left on the lease
£50 ground rent bi-annually
£900 approx bi-annual management charge

Agents Note

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