



25 Beech Avenue

Cheddleton



Part of Bagshaws LLP

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

25 Beech Avenue
Cheddleton
Staffordshire, ST13 7JA

This property is semi-detached by virtue of being the end of a block of 6 bungalows, which are delightfully located in a quiet position off Beech Avenue, being well placed for all local village amenities and also for travelling into the market town of Leek or towards the Potteries conurbation.

The property itself provides versatile accommodation consisting of two double bedrooms and enjoys the benefit of gas central heating and upvc double glazing. Externally there are small garden areas to front and rear and an allocated off road parking space.

Internal inspection of this property is strongly recommended to fully appreciate its versatility on how the accommodation could be utilized and the convenience of its private location.

Offers in the region of: £175,000



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TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984





Accommodation

Entrance Hall

Upvc front door. Radiator. Fitted carpet. Store off under stairs.

Lounge/Bedroom 12'6 x 10'4 (3.81m x 3.15m)

Radiator. Fitted carpet.

Bedroom/Living Room 11'2 x 10'6 (3.40m x 3.20m)

Radiator. Fitted carpet. Patio windows to rear garden.

Bathroom

Partly tiled walls and suite comprising bath with shower attachment, wash basin, WC. Radiator. Karndean flooring.

Kitchen 12'5 x 7'9 (3.78m x 2.36m)

Fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Plumbing for automatic washing machine. Radiator. Karndean flooring.

Stairs to Landing

Fitted carpet. Store off housing central heating boiler.

Lounge/Bedroom 15'5 x 13'7 (4.70m x 4.14m)

Two double glazed Velux windows. Radiator. Under eaves storage. Fitted carpet.

Outside

Small gardens to front and rear.

Allocated off road parking space.





AWAITING FLOOR PLAN AND EPC GRAPH

Services

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

Tenure & Possession

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

Council Tax Band & EPC Rating: Band B & TBA

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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