



55 Willow Drive
Cheddleton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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55 Willow Drive

Cheddleton
Staffordshire
ST13 7FD

- * An opportunity to purchase a beautiful end town-house situated within the popular St Edwards Park Development.
- * The property has been maintained to an excellent standard throughout and has been upgraded with a fabulous kitchen with breakfast bar and integrated appliances.
- * Well presented and spacious accommodation briefly comprising: Entrance Hall, large Lounge with open plan Kitchen / Dining Area and Cloakroom to the ground floor. Landing Area, Two Bedrooms, master with En-Suite facility and Bathroom to the first floor.
- * To the outside is allocated parking and access to the beautiful communal garden areas.
- * Internal inspection highly advised to fully appreciate the space, presentation and character this property has to offer.
- * The property is offered For Sale with No Upward Chain involved.

£185,000



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Leek - 01538 383344



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General Information

Entrance Hall

Electric heater. Laminate flooring. Stairs off.

W.c

W.c. Wash basin. Electric heater.

Living Room / Kitchen / Diner 24'4 x 21'2 (7.42m x 6.45m)

Range of fitted wall and base units with work surfaces incorporating sink unit with mixer tap. Electric hob and oven with extractor unit above. Integrated dishwasher and washing machine / dryer. Breakfast bar island with storage units below. Understairs storage. Electric heater x 3. Bay window. Laminate flooring.

Landing Area

Electric heater x 2. Airing cupboard.

Master Bedroom 17'11 max x 11'8 (5.46m max x 3.56m)

Electric heater. Bay window. Fitted wardrobes.

En-Suite 4'8 x 7'5 (1.42m x 2.26m)

W.c. Wash basin. Shower cubicle. Electric heater.

Bedroom 11'1 x 11'3 (3.38m x 3.43m)

Electric heater.

Bathroom 6'1 x 7'5 (1.85m x 2.26m)

W.c. Wash basin. Bath with shower attachment. Electric heater.

Outside

Allocated parking. Use of communal garden areas.

Viewing

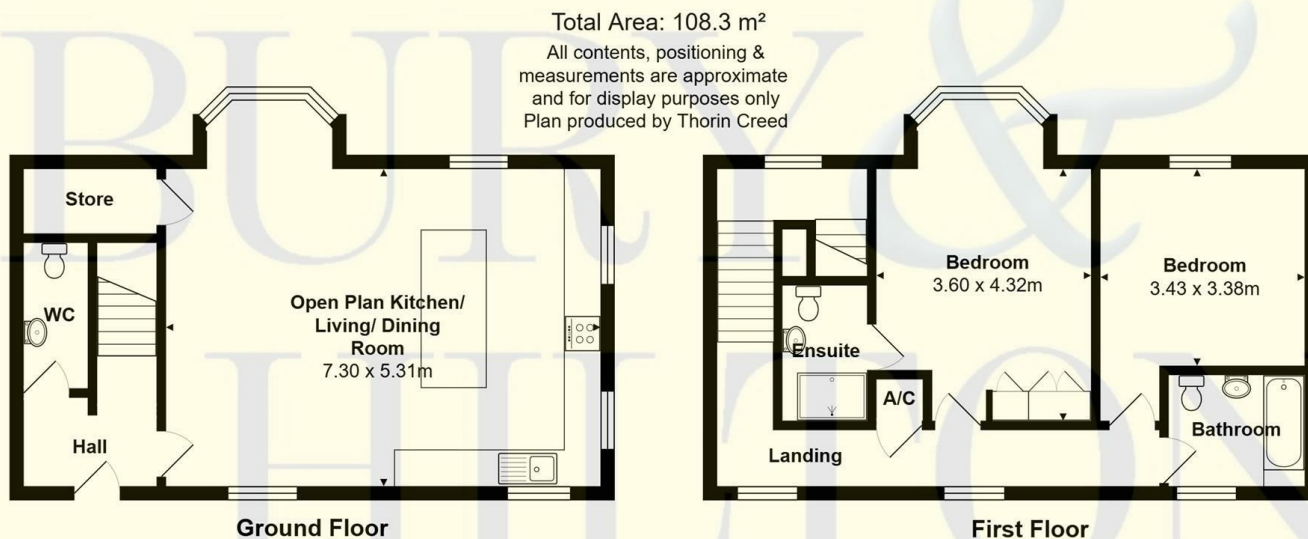
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Service Charge Inclusions

PLEASE NOTE THE SERVICE CHARGE INCLUDES

GROUNDS- upkeep and maintenance of the grounds including the paths, parking spaces, grassed areas, planted areas/shrubberies and wooded areas. Playgrounds and summer houses. lighting throughout the estate and managed bin stores.

BUILDING - maintenance of the external property including painting of woodwork (window frames etc), maintenance of render and painting, gutter cleaning and maintenance, window cleaning. Buildings insurance, drains, tv aerials.



Tenure and Possession

The property is sold with a share of the freehold with vacant possession granted upon completion.

Management charges £864 per half yearly

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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