



48 Willow Drive

Cheddleton



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

48 Willow Drive
Cheddleton
Staffordshire, ST13 7FF

A well presented and most spacious four bedroom semi-detached property situated on the very popular St Edward's Park Development at Cheddleton.

The spacious accommodation is set over three floors and the accommodation briefly comprises: Open plan Lounge and Kitchen area and W.c to the ground floor. Landing Area, Lounge and First Floor Master Bedroom (with En-Suite facility). Landing Area and Three Further Bedrooms (one having En-Suite facility) and Family bathroom are located on the top floor.

Driveway to the rear of the property provides off road parking and leads to a single garage with low maintenance rear garden area with artificial grassed area, decorative shale border and paved sitting area.

The property benefits from Upvc double glazing and gas fired central heating.

Offers in the region of: £285,000



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1989





Accommodation

Lounge Area 16'9" x 16'2" (5.11m x 4.93m)
Feature fire. Radiator x 2. Stairs off.

Cloakroom
W.c. Wash basin.

Kitchen Area 16'2" x 11'7" (4.93m x 3.53m)
Extensive range of wall and base units. Ceramic sink unit with mixer tap. Central island with storage cupboards and work surface. Double doors to rear garden area. Spotlights. Integrated dishwasher, washing machine and fridge / freezer. Gas hob, electric oven and extractor unit above.

Landing Area
Radiator. Stairs off.

Living Room 16'1" x 11'11" (4.90m x 3.63m)
Feature gas fire. Radiator x 2.

Bedroom 15'3" max x 9'3" (4.65m max x 2.82m)
Radiator.

En-Suite
Shower cubicle. W.c. Wash basin. Heated towel rail.

Landing Area
Loft access. Airing cupboard. Radiator.

Bedroom 9'7" x 9'5" (2.92m x 2.87m)
Radiator.

En-Suite
Shower cubicle. W.c. Wash basin. Radiator.

Bedroom 12'2" x 8'11" (3.71m x 2.72m)
Radiator.

Bedroom 12'2" x 7'0" (3.71m x 2.13m)
Radiator.





Bathroom

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

Outside

Driveway to the rear of the property provides off road parking and leads to a single garage. Low maintenance rear garden area with artificial grassed area, decorative shale border and paved sitting area. Garage (17' x 8'10) - up and over door, power and lighting.

Council Tax Band & EPC Rating: Band D & C .

Viewing

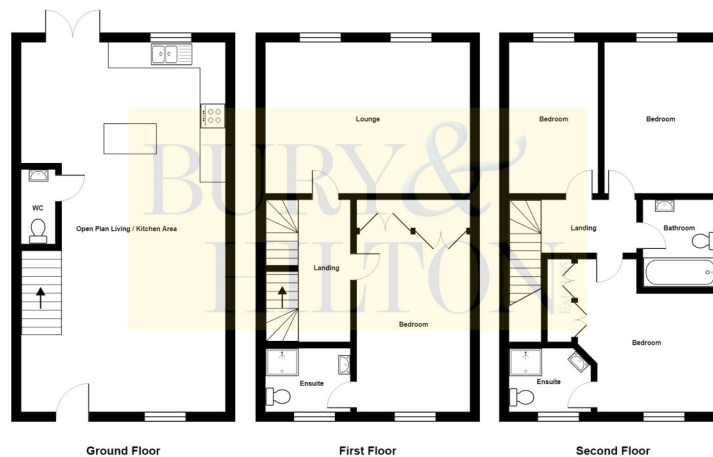
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

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.



All measurements are approximate and for display purposes only



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