



Cheddleton Park Avenue

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

43 Cheddleton Park Avenue

Cheddleton
Leek, Staffordshire
ST13 7NS

- * An immaculate executive five bedroom detached family home, located on a very popular development in the sought after Staffordshire Moorlands village of Cheddleton.
- * The property is delightfully positioned on the outskirts of the village with the Caldon Canal and River Churnet in close proximity.
- * Benefitting from Upvc double glazing, gas fired central heating and security alarm system, the accommodation briefly comprises: Entrance Porch, Entrance Hall, W.c, Living Room, Sitting Room, large Kitchen and Dining / Sitting off and Utility Room to the ground floor. Landing Area, Master Bedroom and Second Bedroom with En-Suite Shower Rooms, Three further Bedrooms and Family Bathroom to the first floor.
- * Paved double driveway providing ample off street parking and leading to a detached double garage with power and lighting.
- * An excellent sized rear garden area set of two levels with paved and decked patio areas, an elevated covered sitting area, water features, lawned areas and display borders.
- * An internal inspection of the property comes highly recommended to fully appreciate the quality this family home has to offer.

Offers in the region of : £499,950



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Leek Office - 01538 383344



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Accommodation

Entrance Porch

Tiled floor. Radiator. Double doors to:

Entrance Hall

Radiator. Stairs off. Understairs storage x 2. Coving. Wood flooring.

W.C.

W.c. Wash basin with storage unit below. Coving. Wood flooring.

Living Room

Radiator x 2. bay window. Coving. Gas fire with feature surround. Wall light point x 2.

Sitting room

Radiator. Coving. Wood flooring.

Kitchen / Diner / Sitting room

Extensive range of wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Extractor unit. Integrated dishwasher and microwave. Breakfast bar. Laminate flooring. Drinks chiller. Double doors to rear garden x 2. Wall light point x 2. Electric feature fire. Radiator x 2.

Utility

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Radiator. Side door. Laminate flooring. Wall mounted central heating boiler.

First floor landing area

Radiator x 2. Loft access (partially boarded for storage and power and lighting). Airing cupboard. Coving.

Master bedroom

Radiator. Coving. Built-in wardrobe x 2.

En-suite

Double shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floor. Spotlights.

Bedroom

Radiator. Coving. Fitted wardrobes.

En-suite

Shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Heated towel rail.

Bedroom

Radiator. Coving. Built-in wardrobe.

Bedroom

Radiator. Built-in wardrobe.



Bedroom

Radiator. Coving.

Family Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Spotlights. Heated towel rail.

Outside

Paved double driveway providing ample off street parking and leading to a detached double garage with power and lighting. An excellent sized rear garden area set of two levels with paved and decked patio areas, an elevated covered sitting area, water features, lawned areas and display borders.

Services

Mains water, electricity, gas and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

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.



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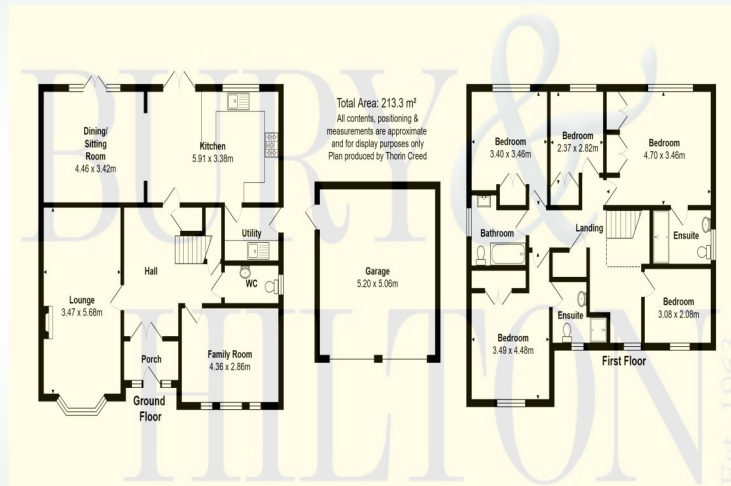


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Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

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

Broadband & Mobile Connectivity: The property benefits from fibre-optic broadband and strong mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

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.