



Jennys Way

Cheddleton



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

2 Jennys Way

Cheddleton, Leek

Staffordshire

ST13 7LJ

- * An exceptionally well presented three bedroom detached bungalow located on a small development within the heart of the popular village of Cheddleton.
- * The property has been upgraded and improved to a high standard by the current vendors - including the addition of a W.c in the master bedroom and solar panels.
- * Conveniently located for shops, schools and amenities.
- * The property which was built in 2014 benefits from Upvc double glazing throughout, a gas fired central heating system and security alarm system.
- * Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen with integrated appliances, Three Bedrooms, main bedroom with separate W.c and a superb Shower Room.
- * Driveways to the front and side aspects provide off street parking for a large number of vehicles and leads to a detached single garage with electric door.

Offers in the region of : £295,000



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Council
Tax Band

D



Leek Office - 01538 383344



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Accommodation

Entrance Hall

Loft access with pull down ladders and boarded for storage, also housing central heating boiler. Wood flooring. Radiator.

Living Room

Radiator. Wood flooring. Patio doors to rear.

Kitchen

Wall and base units. ceramic sink unit with drainer and mixer tap. Electric hob with extractor unit above. Integrated fridge and freezer. Bosch electric oven / microwave. Plumbing point. Spotlights. Tiled floor.



Bedroom

Radiator. Wood flooring. Fitted wardrobes.

W.c

W.c. Wash basin with storage unit below. Radiator. Tiled floor. Spotlights.

Bedroom

Radiator. Wood flooring.



Bedroom

Radiator.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled walls. Tiled floor. Spotlights.

Outside

Driveways to the front and side aspects provide off street parking for a large number of vehicles and leads to a detached single garage with electric door. A good sized and very well maintained and stocked rear garden area with lawned and paved patio areas and access to garage.



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.

Services

Mains water, electricity, 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.

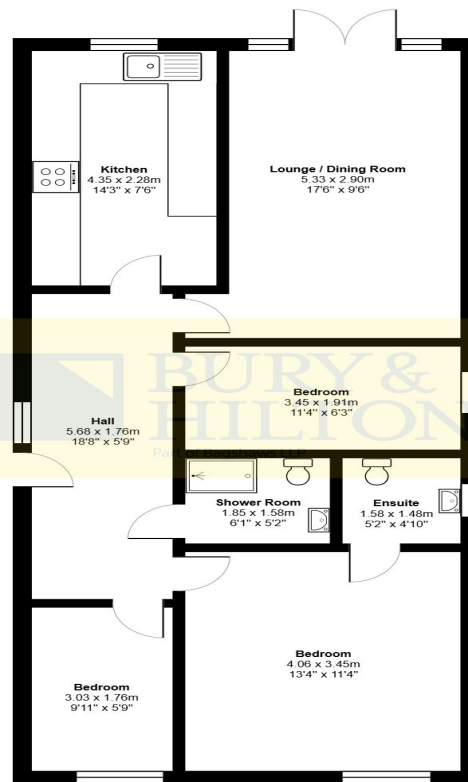
Fixtures and Fittings

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

Broadband & Mobile Connectivity: The property is well placed for 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.



Ground Floor

All measurements are approximate and for display purposes only



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