



5 Churnet Close
Cheddleton



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

5 Churnet Close

Cheddleton
Staffordshire
ST13 7JN

- * A beautifully presented three semi-detached property located in a very sought after quiet residential cul-de-sac in the poplar village of Cheddleton, having convenient access to local shops, school and amenities.
- * Updated and improved by the current vendors to the highest standard & including new Kitchen with integrated appliances and Bathroom suite.
- * Benefitting from Upvc double glazing and gas fired central heating, the property briefly comprises: Entrance Hall, Utility Room, Living Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and well presented Bathroom to the first floor.
- * Double driveway providing off street parking.
- * Well maintained low maintenance rear garden area with covered decked sitting area, well stocked display borders and further sitting area.
- * A great family home of which internal inspection is essential.



Offers In The Region Of £225,000



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Leek - 01538 383344



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General Information

Entrance Hall

Stairs off. Radiator. Laminate flooring.

Kitchen

Range of fitted wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit. Radiator. Integrated fridge and freezer.

Utility Room

Wall and base units. Plumbing point. Radiator. Side door. Cupboard housing central heating boiler.

Living Room

Radiator x 2. Laminate flooring. Gas fire with feature surround. Sliding doors to rear.

Landing Area

Loft access.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator. Storage cupboard.

Bathroom

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

Outside

Double driveway providing off street parking leading to the front of the garage which is now a useful storage area. Well maintained low maintenance rear garden area with covered decked sitting area, well stocked display borders and further sitting area.



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.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

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

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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