



Cheadle Road

Cheddleton



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

323 Cheadle Road

Cheddleton, Leek

Staffordshire

ST13 7BQ

- ◆ This spacious and well presented detached family home is located in a superb position on the outskirts of Cheddleton, enjoying a delightful outlook over fields and occupying a very large plot.
- ◆ The property boasts excellent sized gardens and backs onto open fields, driveway providing ample off street parking leading to a single integral garage, large rear garden with lawned and patio area, useful garden sheds, water feature and vegetable patch.

Easy access to local village amenities and good road links into the popular market town of Leek and The Potteries.

*Benefiting from Upvc double glazing and gas fired central heating.

The accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Sitting Room, Conservatory, Kitchen, W.c and Utility Room to the ground floor. Landing Area, Four Bedrooms and Bathroom to the first floor.

Viewing essential to fully appreciate this elegant home and its delightful setting.

Offers in the region of : £435,000



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Council
Tax Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Porch

Access to:

Entrance Hall

Radiator. Stairs off. Tiled floor. Coving. Understairs storage.

Living Room

Radiator. Bay window. Coal effect gas fire. Coving.

Sitting Room

Log burner. Coving. Sliding doors to:

Conservatory

Laminate flooring. Radiator. Double doors to rear.

Kitchen

Range of fitted wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Radiator. Laminate flooring.

Utility

Rear door. Plumbing point. Tiled walls. Radiator. Access to garage.

W.c

W.c. Wash basin. Laminate flooring.

First floor landing

Access to:

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator. Bay window. Fitted wardrobes.

Bedroom

Radiator.

Bedroom

Radiator.



Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Tiled walls.

Outside

The property boasts excellent sized gardens and backs onto open fields, driveway providing ample off street parking leading to a single integral garage, large rear garden with lawned and patio area, useful garden sheds, water feature and vegetable patch.

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

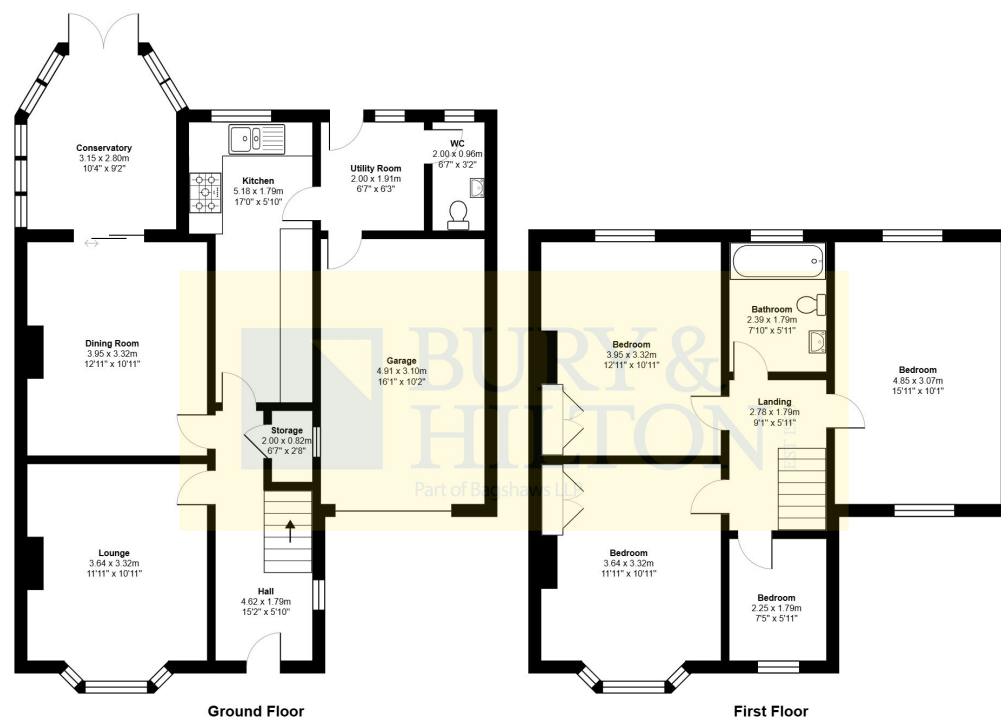
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

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.



All measurements are approximate and for display purposes only

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.



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