

6 Market Street,  
Leek, Staffordshire.  
ST13 6HZ  
Tel: 01538 383344



17 High Street,  
Buxton, Derbyshire.  
SK17 6ET  
Tel: 01298 27524

**Estate Agents . Valuers . Auctioneers . Chartered Surveyors**  
**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**  
**Part of the Bagshaws Partnership**



## **6 Ash Tree Hill, Cheadle, ST10 1UQ**

- \* **Delightfully situated detached bungalow in a quiet cul-de-sac position.**
- \* **Good sized two / three bedroomed accommodation having had extension added to rear.**
  - \* **Gas central heating and UPVC double glazing.**
  - \* **Off road parking for a number of vehicles and private rear garden.**
  - \* **Convenient location for town centre amenities.**
  - \* **An ideal retirement home**
  - \* **No Upward Chain involved with this sale.**

**Price: Offers In The Region Of £275,000**

Subject to contract

## ACCOMMODATION

### Entrance porch

Upvc double glazed

### Entrance hall

Radiator. Built in store and airing cupboard off. Fitted carpet.

### Shower room / utility 13'0 X 6'7 (3.96m X 2.01m)

Shower cubicle. Wash basin and WC. Plumbing for automatic washing machine. Working surfaces and wall cupboard. Radiator.

### Lounge 15'11 X 11'4 plus 9'10 X 8'9 (4.85m X 3.45m plus 3.00m X 2.67m)

Fitted gas fire. Two radiators. Fitted carpet.



### Kitchen 9'8 X 7'8 (2.95m X 2.34m)

Fully fitted with range of units consisting of: sink unit, base units, working surfaces and wall cupboards. Plumbing for dishwasher. Radiator.



### Bedroom 10'9 X 9'8 (3.28m X 2.95m)

Radiator. Fitted carpet.



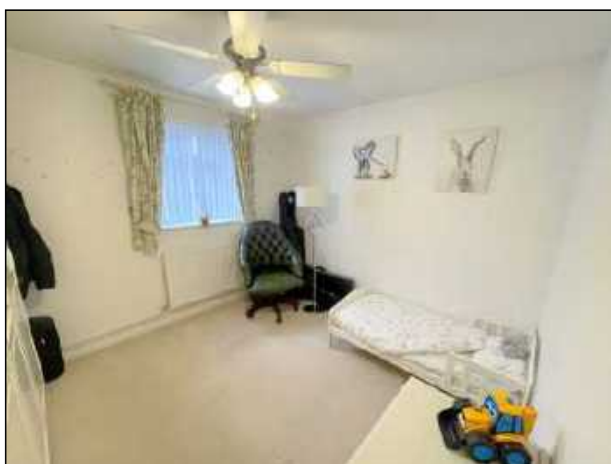
### Bedroom 11'9 X 8'2 (3.58m X 2.49m)

Radiator. Fitted carpet. Access into adjoining store room 12'8 X 8'6 housing gas central heating boiler.



### Sitting room / Bedroom 11'8 X 9'7 plus 9'10 X 8'6 (3.56m X 2.92m plus 3.00m X 2.59m)

Two radiators. Fitted carpet. French windows leading to rear garden.



Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
5. The vendor or lessor does not make or give neither Bury & Hilton Limited nor any person in their employment has any authority to make or give, any representation's or warranty whatsoever in relation to this property.
6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from our Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.



**Bathroom**

Partly tiled with suite comprising bath with shower attachment, wash basin, WC. Radiator.



**Outside**

Block paved driveway provides off road parking facilities for ¾ vehicles. Enclosed private rear garden and two garden sheds.



**Services**

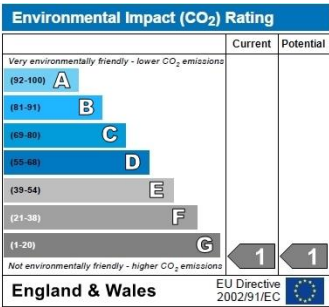
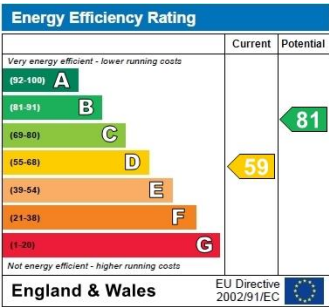
All mains services.  
UPVC double glazing  
Gas central heating  
EPC Rating : D  
Council Tax Band : D  
We understand the property is freehold

**Viewing**

By prior appointment through the Agents.

**Please note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

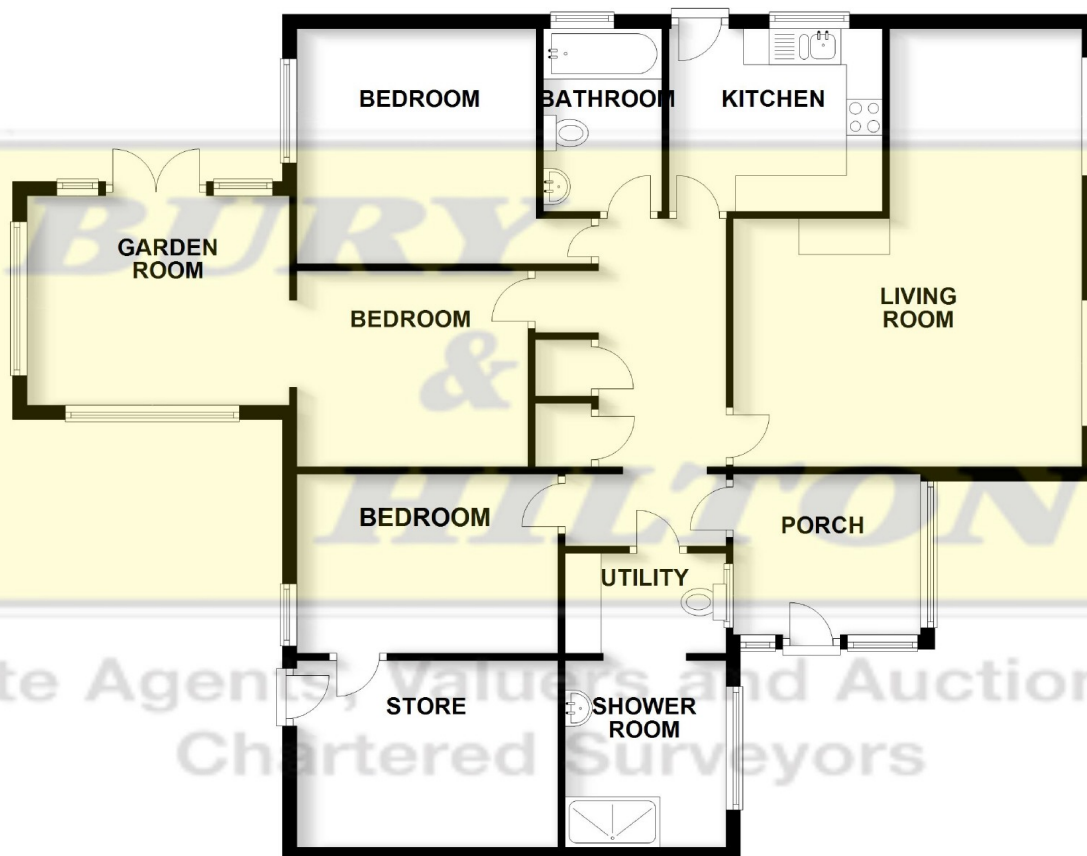


Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
5. The vendor or lessor does not make or give neither Bury & Hilton Limited nor any person in their employment has any authority to make or give, any representation's or warranty whatsoever in relation to this property.
6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from out Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.

## GROUND FLOOR

APPROX. 115.4 SQ. METRES (1241.9 SQ. FEET)



TOTAL AREA: APPROX. 115.4 SQ. METRES (1241.9 SQ. FEET)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
5. The vendor or lessor does not make or give neither Bury & Hilton Limited nor any person in their employment has any authority to make or give, any representation's or warranty whatsoever in relation to this property.
6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from out Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.

