



Heath View

Cheddleton Heath



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

11 Heath View

Cheddleton Heath
Leek
Staffordshire, ST13 7AT

- A Fabulous Detached Bungalow
 - Three / Four Bedrooms
- Sought After Residential Location
 - Quiet Cul-De-Sac Position
- Spacious & Versatile Accommodation
- Gas Central Heating & Double Glazing
- Ample Off Street Parking & Attached Garage
 - Immaculate Rear Garden
 - Backing Onto Woodland

Offers in the regio of: £430,000



4



1



2



C

Council Tax
Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk





11 Heath View

- * An opportunity to purchase a fabulous three / four bedroom detached bungalow situated in one of the areas most sought after and well established residential locations on Cheddleton Heath.
- * The property sits in a quiet cul-de-sac position and occupies an excellent sized plot of considerably private and well stocked gardens with woodland beyond.
- * The property offers some deceptively spacious accommodation over two floors that also benefits from gas fired central heating, double glazing and security alarm system.
- * Entrance Porch, Entrance Hall, Living Room, Breakfast Kitchen with integrated appliances, Dining Room, Bedroom and Bathroom on the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor.
- * Driveway to the front providing ample off street parking leading to an single integral garage and a small low maintenance garden area which is mainly gravelled and has display borders.
- * A very well maintained and stocked rear garden area laid mainly to lawn with display borders and small paved patio area backing onto woodland.
- * The property may be of interest to those looking for a retirement bungalow or even a family with the option of four bedrooms.
- * Offered For Sale with No Upward Chain Involved.

Ground Floor

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Radiator. Stairs off. Coving.

Living Room 18'9 x 14'7 (5.72m x 4.45m)

Gas fire with feature surround. Feature rear window and door leading out to rear garden. Coving. Radiator.

Breakfast Kitchen 12'11 x 12'2 (3.94m x 3.71m)

Range of fitted wall and base units. In-set sink unit with drainer, rinse bowl and mixer tap. Electric hob with extractor unit above. Double oven. Integrated dishwasher, washing machine and fridge. Radiator. Side door. Coving. Spotlights.

Bedroom 15'8 x 10' (4.78m x 3.05m)

Radiator. Coving. Bay window.

Dining Room 12'11 x 8'11 (3.94m x 2.72m)

Radiator. Coving.

Bathroom 5'4 x 9'8 (1.63m x 2.95m)

Bath. W.c. Wash basin with storage unit below. Coving. Radiator.



Ground Floor and Garden

Landing Area

Airing cupboard

Bedroom 19'8 x 12'10 (5.99m x 3.91m)

Radiator. Double doors with Juliet balcony looking over the rear garden. Walk-in wardrobe (5' x 12'10).

Bedroom 15'11 x 7'6 (4.85m x 2.29m)

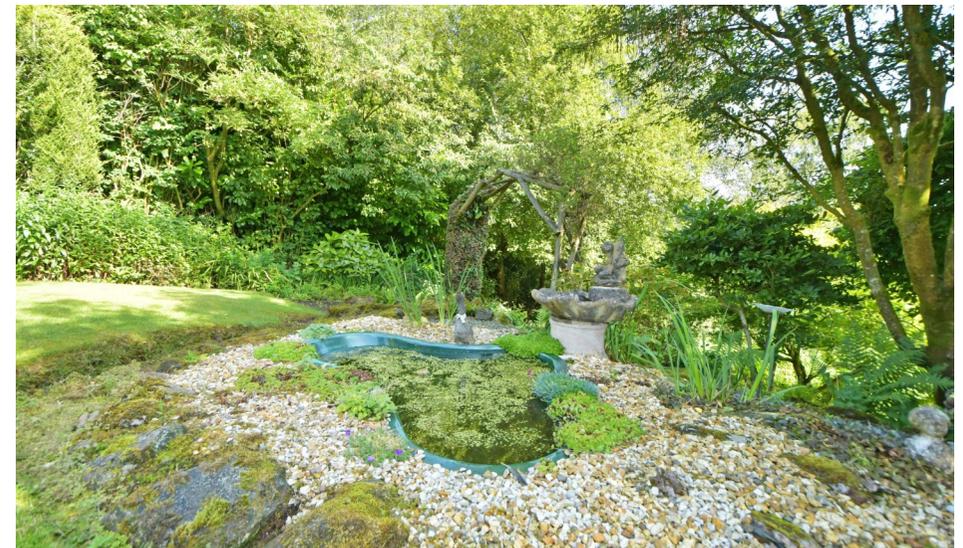
Radiator. Loft access. Built-in wardrobe. Storage cupboard.

Shower Room 6'7 x 10'6 (2.01m x 3.20m)

His & Hers sink units with storage unit below. W.c. Shower cubicle. Bidet. Radiator. Loft access.

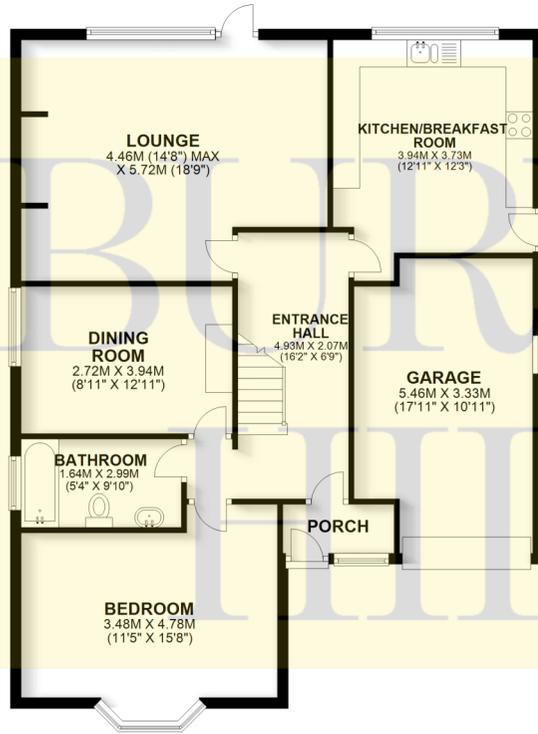
Outside

Driveway to the front providing ample off street parking leading to an integral garage and a small low maintenance garden area which is mainly gravelled and has display borders. A very well maintained and stocked rear garden





GROUND FLOOR
APPROX. 103.6 SQ. METRES (1114.7 SQ. FEET)



FIRST FLOOR
APPROX. 61.6 SQ. METRES (662.6 SQ. FEET)



TOTAL AREA: APPROX. 165.1 SQ. METRES (1777.3 SQ. FEET)

Plan produced by 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.

Viewing

By prior appointment via Bury & Hilton Leek office 01538 383344

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

