



17 Folly Fields
Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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17 Folly Fields

Cheddleton
Staffordshire
ST13 7BX

- * This semi-detached bungalow offers good sized extended accommodation and is located in a quiet cul-de-sac position in the popular village of Cheddleton.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Utility Room / Side Porch, Entrance Hall, Living Room / Dining Room, Kitchen, Two Bedrooms and Wet Room.
- * Driveway to the front providing ample off street parking leading to a detached single garage and useful covered car part area.
- * The property occupies an excellent sized plot with front and rear garden areas laid mainly to lawn with garden shed.
- * A viewing is highly recommended to appreciate the accommodation and location.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £199,950



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Leek - 01538 383344



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General Information

Side Porch / Utility Room

Tiled floor. Plumbing point. Front and rear access doors.

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Radiator.

Living Room / Dining Room

Electric fire. Radiator.

Kitchen

Wall and base units. Stainless steel sink unit with drainer. Cooker point. Tiled floor. Access to:

Conservatory

Radiator. Tiled floor. Double doors to rear.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator.

Wet-Room

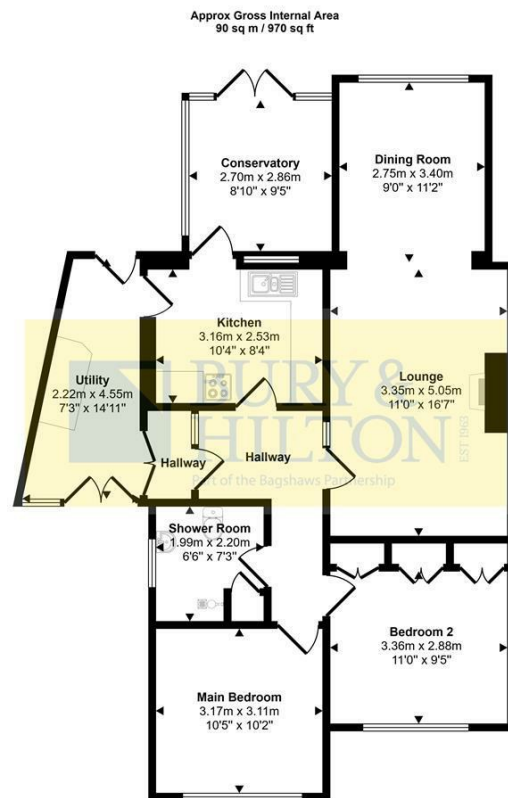
Walk-in shower area. W.c. Wash basin. Radiator. Loft access. Cupboard housing central heating boiler.

Outside

Driveway to the front providing ample off street parking leading to a detached single garage and useful covered car part area. The property occupies an excellent sized plot with front and rear garden areas laid mainly to lawn with garden shed.

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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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