

91 Willow Drive, Cheddleton, Staffordshire, ST13 7FG

Offers in the region of £185,000

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"Good design never dates"

A superb, spacious, two bedroom town house situated within the beautiful grounds of St. Edwards Park in Cheddleton, Staffordshire with allocated parking for two cars.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White's Comments



What a stunning building, the historic features are classical and timeless ! A property you can definitely be proud to call home. The location is spectacular situated within some most beautiful grounds. The property offers a larger floorplate than the average town house alongside retained character from the original building incorporating the high ceilings and large sash windows, making the the most of natural daylight.

There is a most welcoming entrance hall which provides access to the ground floor accommodation and a staircase leads to the first floor. The lounge is a great size easily accommodating a dining table if required with a superb deep sash windows showcasing the stunning location of St Edwards Park. The kitchen is located to the front of the house and has recently had a newly fitted, modern, kitchen with a range of wall and base units in a white gloss design with work surfaces over and integrated cooking appliances and ample space for white goods. There is a looility which is a very clever way to incorporate utility space along side toilet facilities. The main bedroom is a good size and has a useful dressing area off which leads into the modern en-suite shower facilities. Bedroom two is another good size double and is served by the family bathroom.

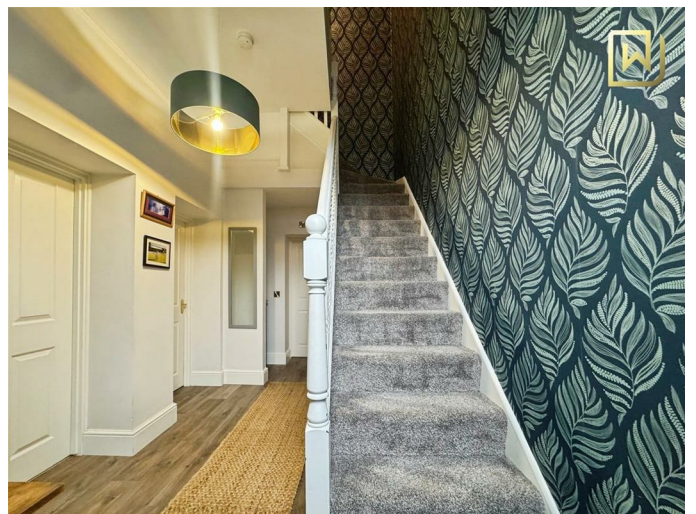
Outside there are two parking space's allocated with the property and visitors parking available. The building is set in acres of spectacular grounds, with gardens and communal seating areas offering all the space you could hope for.

Location



The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Entrance Hall



A most welcoming entrance to the property with

wooden style, designed flooring, two electric wall radiators, stairs leading off to the first floor accommodation, ceiling light, under stairs storage space, access to the ground floor accommodation.

Kitchen

17'5 x 7'4 (5.31m x 2.24m)



a modern recently fitted kitchen with a range of wall and base units in a white gloss with work surfaces over, sink unit with central tap, electric hob with extractor hood, splash back, plumbing for dishwasher, integrated oven, space for a fridge freezer, splash back wall covering, two large sash windows, two ceiling lights, one electric wall heater, grey floor covering.

Lounge-Dining Room

17'5 x 13'9 (5.31m x 4.19m)



Fitted carpet, two electric wall heaters, picture rail, two sash windows, two ceiling lights, ample space for a dining table.

Lootility

7'5 x 5'8 (2.26m x 1.73m)



Fitted with a range of wall and base units with work surfaces over, sink unit with central tap, plumbing for washing machine and space for a dryer, splash back covering, W.C. ceiling light, heated towel rail.

First Floor Accommodation

Spacious landing space with a good size storage cupboard, fitted carpet, picture rail, ceiling light, wall mounted electric heater.

Bedroom One

11'10 x 11'6 (3.61m x 3.51m)



Fitted carpet, wall mounted electric heater, two sash windows, picture rail, ceiling light.

En-suite



Shower cubicle. W.C. vanity wash hand basin, ceiling light, splash back wall covering.

Bedroom Two

14'2 x 9'2 (4.32m x 2.79m)



Double bedroom with fitted carpet, two sash windows, picture rail, ceiling light, wall mounted electric radiator.

Family Bathroom



A modern bathroom suite which comprises: bath with shower over, shower screen, vanity wash hand basin, W.C. splash back panelling to the walls, sash window, picture rail, extractor fan, ceiling light, floor covering.

Outside



The property benefits from two allocated parking spaces and use of the beautiful communal gardens around the park.

Agents Notes

Leasehold

Electric Heating

Staffordshire Moorlands Council – Band C

Service Charges and Ground Rent

£111 per month service charge payable to Castle Estates

£50 every six months for the ground rent

Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of

property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

We WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and

independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

House To Sell or Rnet ?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

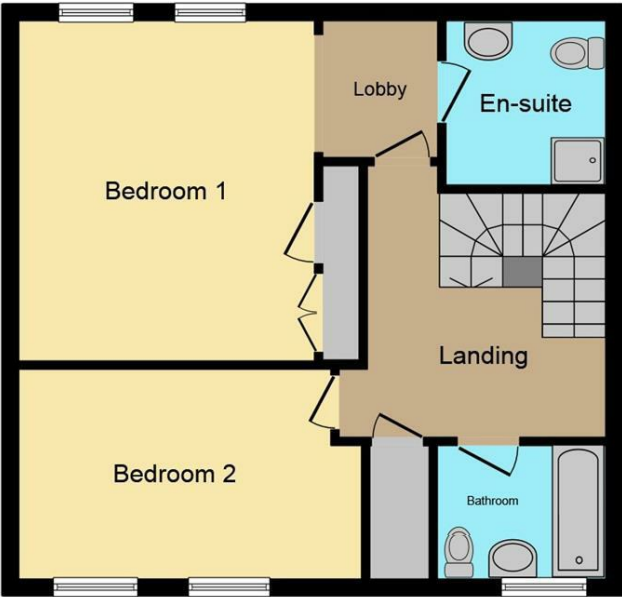
You Will Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan



Ground Floor

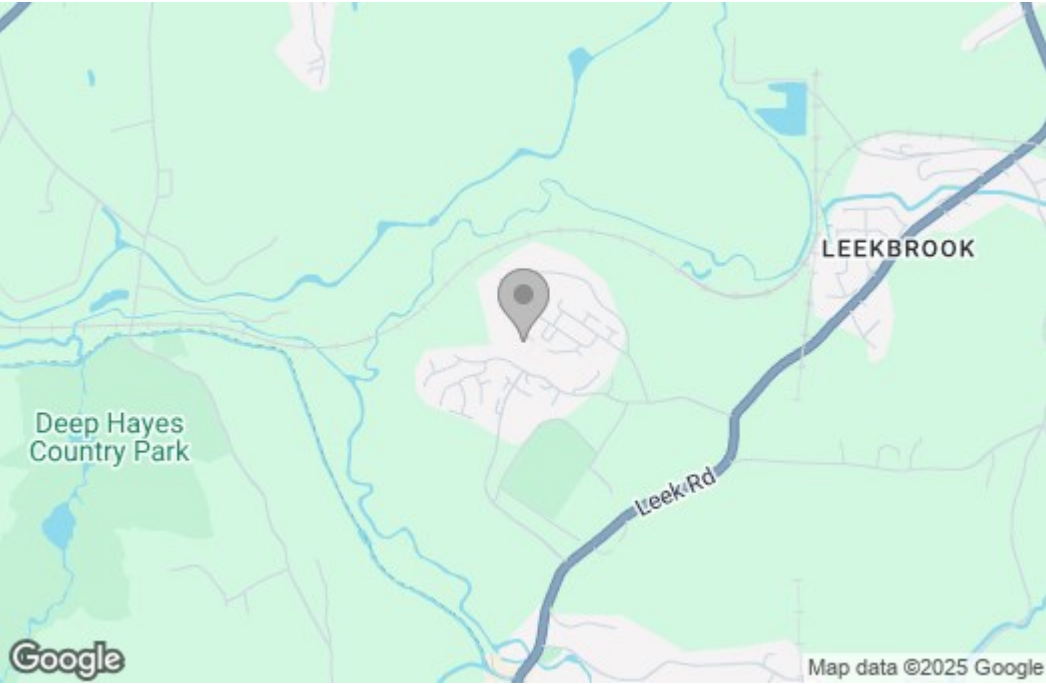


First Floor

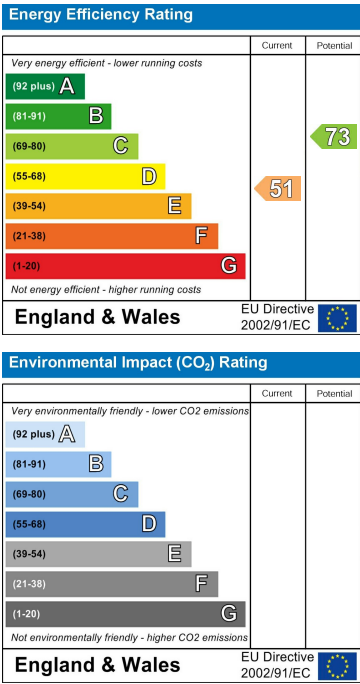
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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