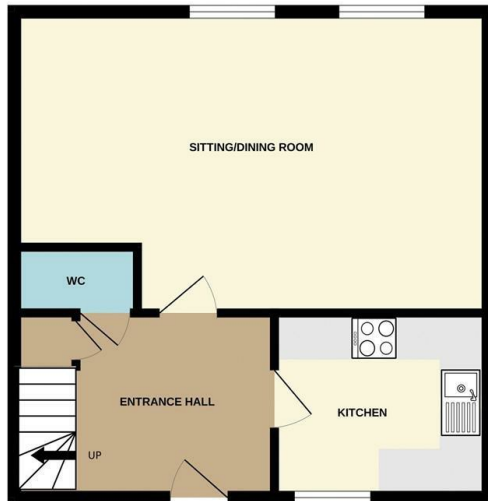




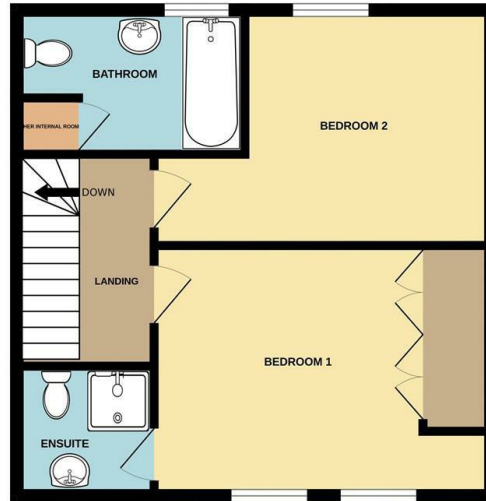
33 Willow Drive Willow Drive, St Edwards Park, Cheddleton, Offers In Excess Of £135,000

- Two bedroom terrace home
- Spacious rooms
- En-suite to bedroom one
- Desirable location
- Sash windows
- Set within 140 acres of park and woodland
- High ceilings
- 2 allocated parking spaces
- Traditional and modern design

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

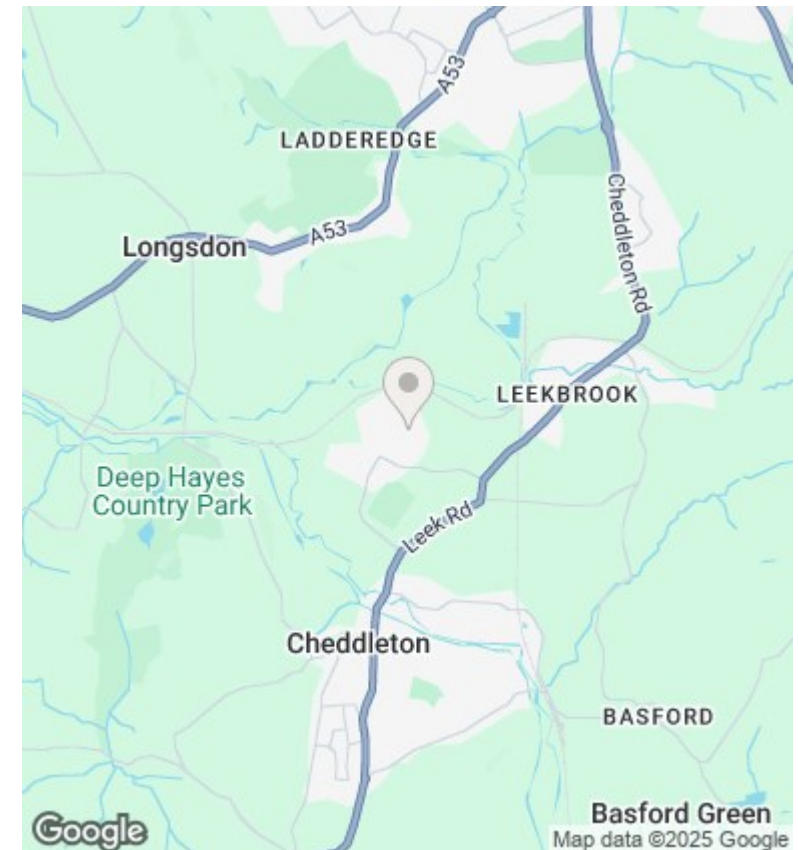


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek Office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road proceeding out of the town passing through the village of Leekbrook and after passing over the small railway bridge take the first right hand turn into the St Edwards Park Development. Follow this road taking your first turning right into Villa Road and as the road forks take the left hand fork into Birchtree Drive.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	