



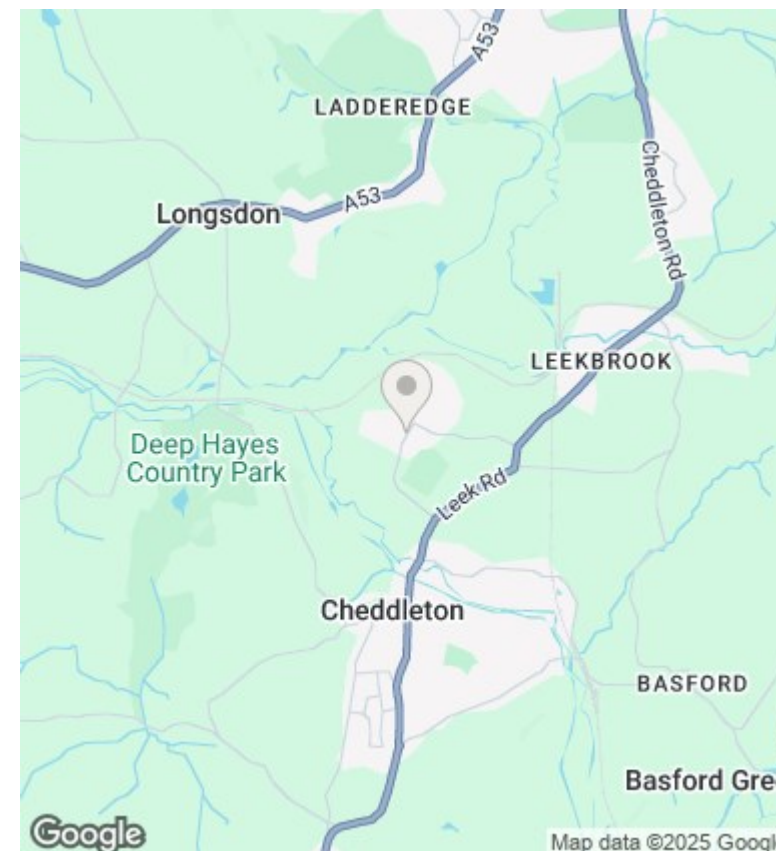
6 West Drive, Cheddleton, Leek, Staffordshire, ST13 7DW

Offers In The Region Of £625,000

- Desirable location
- Four bedrooms
- Double garage
- Situated within 140 acres of park and woodland
- Three en-suite bathrooms
- Large private garden
- Detached property
- Open plan kitchen / dining area
- EPC rating C



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 turning left at the traffic lights on to the A520 Cheddleton Road. Follow this road passing through Leekbrook, just after passing the railway bridge take the first right into East Drive. Continue along this road taking the second left into West Drive, follow this road for a short distance, where the property is situated on the left hand side.

Viewings

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

Council Tax Band

F

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	