







## 23 Chestnut Walk, Cheddleton, Leek, Staffordshire, ST13 7BJ

Offers In The Region Of £585,000

- Situated within 140 acres of park and woodland
- Two en-suites
- Double garage
- NO CHAIN!!!!!

- Detached property
- Air-conditioning
- Large private garden

- Four bedrooms
- Galleried landing
- EPC rating C

DINING ROOM

SITTING ROOM

GARAGE

SEDROOM 1

Whits every attempt has been made to ensure the accuracy of the floorplan contained into measurements of doors, windows, comes and any other times are approximate and to responsibility is taken for any error, prospective purchaser. The services, systems and appliancies 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, offices proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road for a short distance passing through Birchall and Leekbrook, proceed up the hill over the railway bridge taking the next turning right into East Drive. Follow this road for a short distance passing the St Edwards Hall on the right hand side and take the next turning left into Chestnut Walk, take the second left continuing on

## Viewings

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

Council Tax Band

F

**EPC** Rating:



