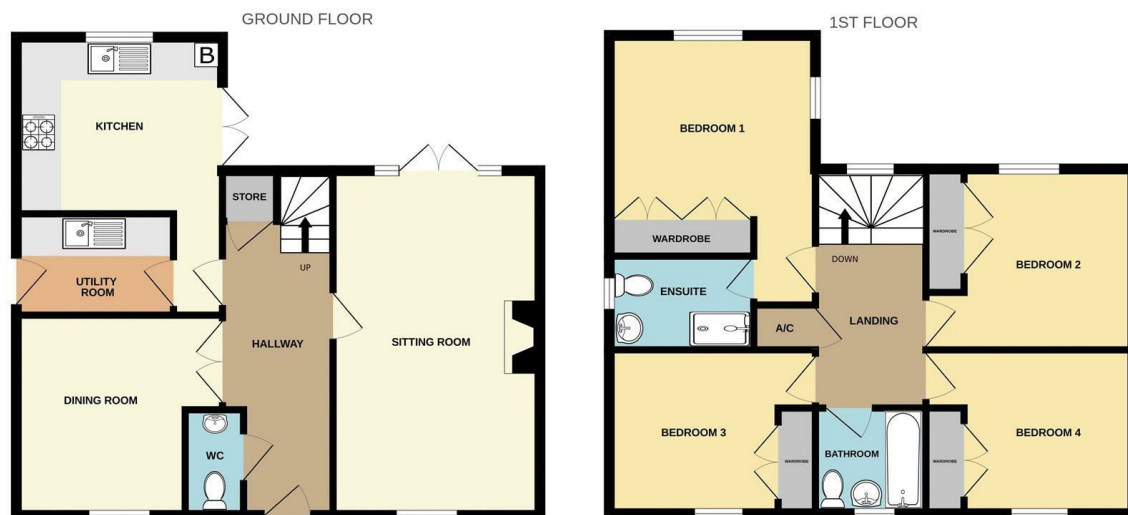




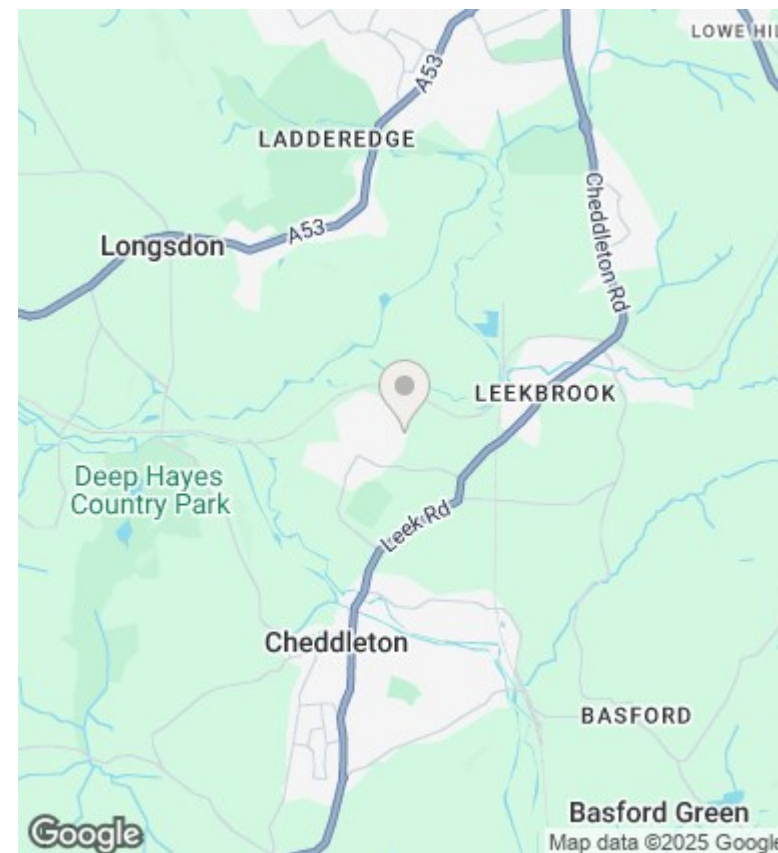
## 8 Birchtree Drive, Cheddleton, Leek, Staffordshire, ST13 7FE

Offers In The Region Of £425,000

- Detached property
- Bathroom and en-suite
- Energy rating C
- Set within 140 acres of park and woodland
- Double garage
- NO CHAIN!
- 4 bedrooms
- Double glazing throughout



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.  
Made with Metropix ©2025



## Directions

From our Derby Street Leek Offices, take the main A520 Cheddleton Road proceeding out of the town. Pass through Birchall, and after passing through Leekbrook, proceed up the hill taking the first turning right into East Drive. Follow this road for a short distance taking the first turning right into Villa Road. Bear left into Birchtree Drive and follow this road taking the second right hand turning into the cul de sac where the property is located on the left hand

## Viewings

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

## Council Tax Band

E

## EPC Rating:

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