



# New House, Cheddleton Heath



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## New House

Cheddleton Heath Road  
Leek  
Staffordshire, ST13 7DX

Unique Detached Property

Spacious Versatile Accommodation

Three / Four Bedrooms

Highly Regarded Residential Location

Substantial Plot Of Around Half An Acre

Gas Central Heating & Majority Double Glazing

Substantial Plot Of Around Half An Acre

Ample Parking & Double Garage

Fabulous Rear Gardens

Offered With No Upward Chain Involved

**Offers in the region of : £650,000**



3/4



2



1



D



0.5 ac



Leek Office - 01538 383344



leek@buryandhilton.co.uk





## The New House

Bury & Hilton are delighted to offer For Sale "The New House" a very unique detached residence located in a highly sought after and very popular semi-rural position at Cheddleton Heath.

The property was individually built in 1973 and enjoys a substantial plot of around half an acre (0.479) of well maintained lawned and wooded garden areas offering considerable privacy.

The property was built to a specific design and offers very spacious and versatile, family sized accommodation over three floors offering three / bedrooms and two reception rooms.

Accommodation briefly comprises: Entrance Hall, W.c, Bathroom and Utility Room at Entrance Level, Stairs up to a Living Room with feature balcony area overlooking the garden, Dining Room and Kitchen. On the lower floor is a Inner Hallway and Three / Four Bedrooms.

A sweeping tarmac driveway to the front provides ample off street parking leading to a double garage with electric door, power and lighting.

Well maintained lawned gardens surround the property with mature trees, shrubs and display borders all enjoying pleasant countryside views.

The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley steam railway runs nearby.

The picturesque former mill town of Leek is located just over two miles where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stones throw away from the beautiful Peak District national park, the spa town of Buxton and Alton Towers resort.

An inspection of the property comes most strongly recommended to fully appreciate the plot and fabulous position the property occupies.

# Accommodation

## Entrance Level

### Entrance Hall

Radiator x 2. Stairs to upper and lower floors. Cupboard housing central heating boiler. Storage cupboard.

### W.C.

W.c. Wash basin. Radiator.

### Bathroom

Corner bath. W.c. Wash basin. Shower cubicle. Heated towel rail. Radiator. Tiled floor. Coving.

### Utility Room

Stainless steel sink unit with drainer. Plumbing point. Side door. Radiator.

## Upper Floor

### Living Room

Radiator x 2. Sliding doors to belcony.

### Dining Room

Radiator x 2. Feature windows with views over the garden.

### Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Plumbing point. Radiator. Integrated fridge / freezer.

### Lower floor

Radiator. Feature spiral stairs case.

### Bedroom

Radiator. Fitted wardrobes. Sliding doors to rear. Access to:



# Accommodation cont'

## Bedroom Four / Dressing Room

Radiator. Door to hallway.

## Bedroom

Radiator. Built-in storage.

## Bedroom

Radiator. Sliding doors to rear.

## Outside

A sweeping tarmac driveway to the front provides ample off street parking leading to a double garage with electric door and power and lighting. Well maintained lawned gardens surround the property with mature trees, shrubs and display borders all enjoying pleasant countryside views.

## Agents Notes

Mains Services - all mains services connected.

Majority Double Glazed

Gas Fired Central Heating

## WHAT3WORDS

Bared / Attending / Taken



**Method of Sale:** The property is offered for sale by private treaty.

**Services:** All mains services connected

**Tenure & Possession:** The property will be sold freehold with vacant possession upon completion.

**Rights of Way, Wayleaves and Easements:** The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

**Fixtures and Fittings**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Local Authority:** Staffordshire Moorlands District Council

**Council Tax Band :** F

**Viewing:** Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

**Broadband Connectivity:**

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

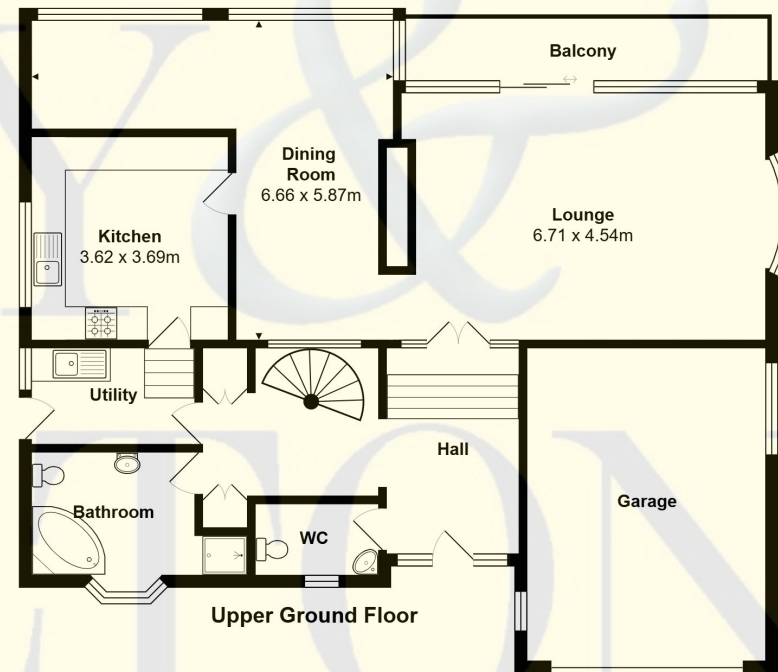
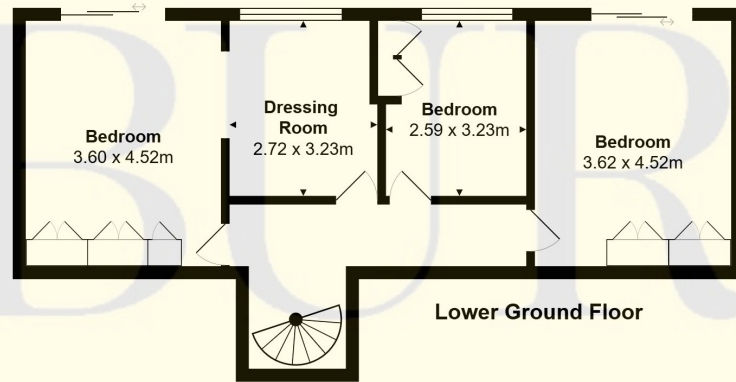
**Mobile Network Coverage:**

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

**Agents Notes**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 197.6 m<sup>2</sup> (excluding balcony)



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