



16 Crony Close
Leek



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

16 Crony Close

Leek
ST13 7JJ

- * This three bedroom semi-detached property boasts an excellent sized corner plot position and is located in a sought after and well established area in Cheddleton.
- * The property has recently undergone a course of updating, including newly fitted Bathroom suite and new carpets.
- * Situated in a quiet cul-de-sac position and offers easy access to local shops and amenities.
- * The property benefits from Upvc double glazing and gas fired central heating and briefly comprises: Entrance Area in Kitchen, Dining Room / Reception Room and Living Room to the ground floor. Landing Area, Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Gardens to side and rear aspects and driveway providing off street parking.
- * The property offers potential to be extended, subject to the relevant permissions.
- * Offered For Sale with No Upward Chain involved.



Offers Over £200,000



3



1



2



D



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Kitchen 11'3 x 9'6 (3.43m x 2.90m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Plumbing point. Stairs off. Access to:

Dining Room / Reception Room 15'6 x 7'5 (4.72m x 2.26m)

Radiator.

Living Room 17'5 x 9'11 (5.31m x 3.02m)

Radiator. Sliding doors to rear. Electric fire.

First Floor

Landing Area

Loft access. Access to:

Bedroom 13'2 x 9' (4.01m x 2.74m)

Radiator.

Bedroom 10'4 x 8'3 (3.15m x 2.51m)

Radiator.

Bedroom 8'7 x 8'1 (2.62m x 2.46m)

Radiator. Fitted storage. Cupboard housing central heating boiler.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail.

Outside

Gardens to side and rear aspects and driveway providing off street parking.

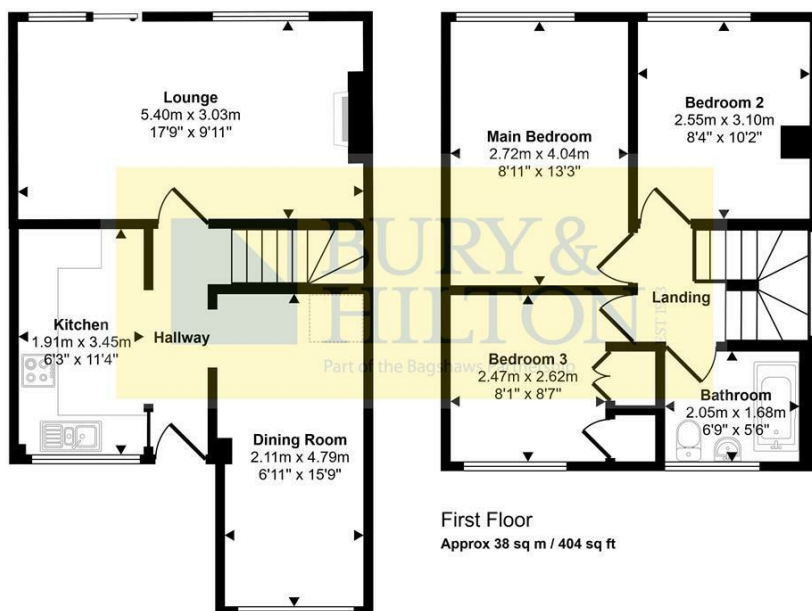
Broadband Connectivity

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.

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.

Approx Gross Internal Area
78 sq m / 837 sq ft



First Floor
Approx 38 sq m / 404 sq ft

Ground Floor
Approx 40 sq m / 433 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

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

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811