DENISE WHITE™
BESPOKE ESTATE AGENT









63 Willow Drive, Cheddleton, ST13 7FG

£975 Per month

We are pleased to present this town house for let in a sought-after location, amidst lush green spaces.

The house boasts a beautifully appointed modern kitchen, fully equipped and thoughtfully designed to include a dining space. The reception room features large windows, allowing an abundance of natural light and providing pleasant views of the surrounding area. The property has two bedrooms, with bedroom one benefiting from an en-suite, while bedroom two is a spacious double room.

Early viewing is highly recommended to appreciate all this lovely property has to offer.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
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Denise White Estate Agent Comments

Situated on the popular St Edwards Park estate in Cheddleton, this bright two-bedroom townhouse provides spacious accommodation throughout and would make a lovely home for couples, small families or individuals alike.

The property benefits from an entrance hall and spacious lounge. To the first floor is the master bedroom, complete with fitted wardrobes and an en-suite shower room, along with a second bedroom and family bathroom. The lower ground floor houses a modern kitchen and dining room, with access to the outside space.

Externally, the outside area can be accessed from the lower floor, perfect for enjoying an early morning coffee or a late evening drink. There are also two allocated parking spaces.

St Edwards Park offers excellent access to the village and its amenities, with beautiful countryside walks nearby. The property is also ideally located for access to commuter routes and local schools, with Leek and Stoke-on-Trent within easy travelling distance.

Location

Nestled in the heart of the Staffordshire countryside, this property offers an opportunity to embrace community life in the sought-after village of Cheddleton. Situated near the picturesque Caldon Canal, peaceful weekend strolls are always close at hand - ideally capped off with a well-deserved pint or a hearty pub lunch at a local pub or tearoom. Local rugby and cricket clubs provide fantastic weekend entertainment and community spirit.

Entrance Hall

With stairs leading off to the first floor and stairs to the lower ground floor

Lounge

24'2" x 21'5" (7.39 x 6.55)





A bright room with a bay sash window and five sash windows. Heating is provided by an electric storage heater and an electric wall mounted fire. Fitted carpet. There is a ceiling light and inset spotlights. A picture rail completes the traditional style.

First Floor Landing

Two sash windows. Loft access. Airing cupboard.

Master Bedroom

11'3" x 17'8" (3.43 x 5.41)



A light master bedroom with a sash window, fitted wardrobes an electric storage heater. Fitted carpet. Inset spotlights.

En Suite

A fully tiled shower room with the shower enclosed in a cubicle. A white pedestal basin and WC. Extractor fan. Inset spotlights.

Bedroom Two

12 x 13'1 (3.66m x 3.99m)

Sash window to the rear, ceiling light and electric storage heater. Fitted carpet.

Bathroom

Fully tiled walls and floor, with a large wall mounted mirror. White bathroom suite with a shower over the bath and white pedestal basin and WC. Electric storage heater and sash window. Inset spotlights.

Kitchen

7 x 11 (2.13m x 3.35m)




On the lower ground floor. A range of wall and base kitchen units with worktops. Tiled splashbacks and tiled floor and a stainless steal sink and granite drainer. Electric storage heater, sash window and inset spotlights.

Dining Room

17'3 x 11'6 (5.26m x 3.51m)




Tiled floor, electric heater, window and ceiling light

Outside



Two allocated parking spaces. Outdoor space is accessed via the lower ground floor rooms.

Holding Deposit

A holding deposit equivalent to one week's rent (£225) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£1,125) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Services: Mains electric and water |
Council Tax: Staffordshire Moorlands | Band: C |
EPC Rating: E
Please note: Some images have been enhanced using CGI and are for illustrative purposes only.

About Your Agent



"In a world where you can be anything, be kind"

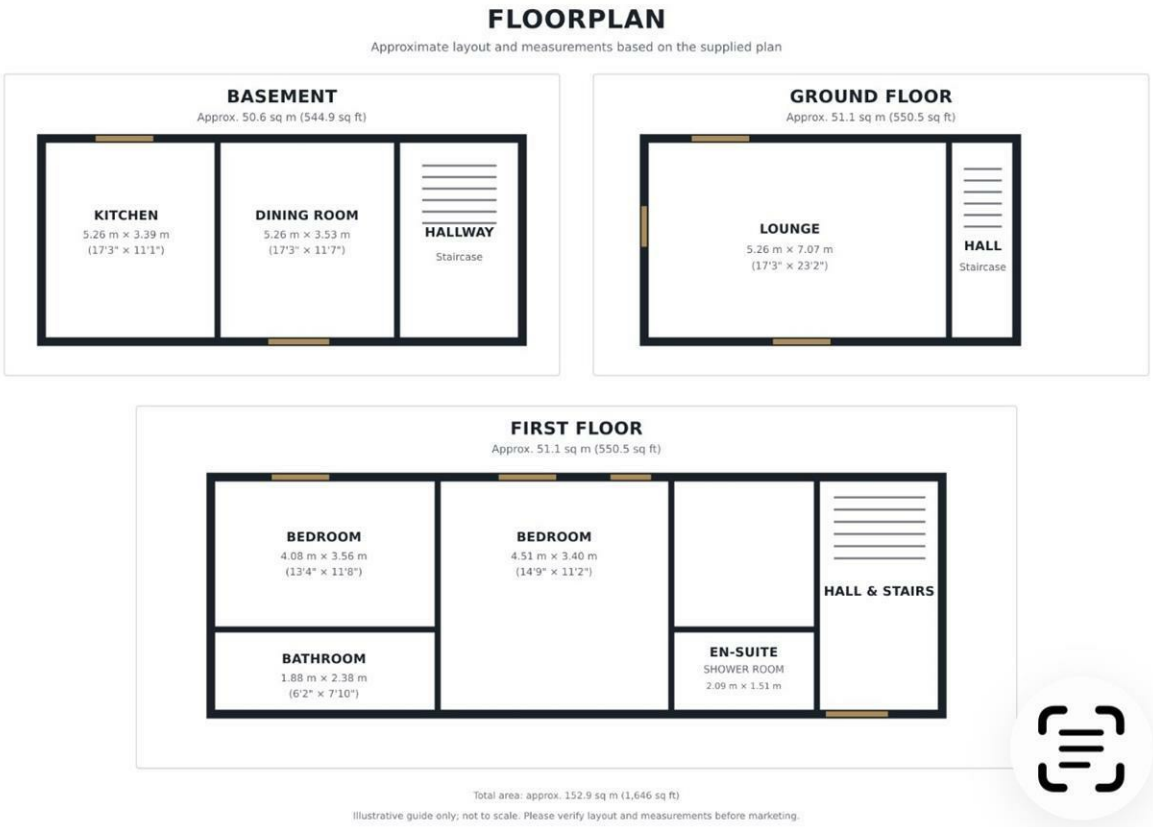
Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.
Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

We Won!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas. The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period. Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

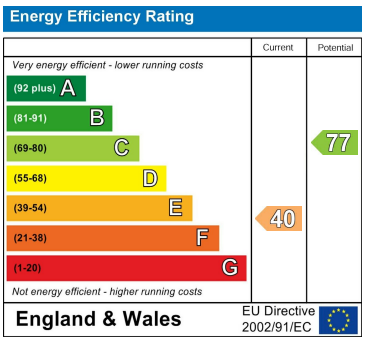
Floor Plan

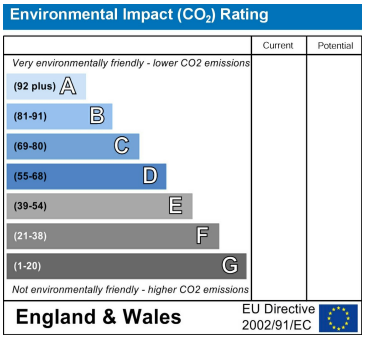


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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