



9 Haigh Close, Cheddleton, Leek, ST13 7EW

Offers Over £230,000

- Offered for sale with no onward chain, providing an excellent opportunity for buyers seeking a smooth and straightforward purchase
- Two generous double bedrooms, both providing ample space for bedroom furniture and enjoying plenty of natural light
- Detached garage and private driveway, providing convenient off-road parking for multiple vehicles
- Situated within a cul-de-sac position, the property enjoys views towards the neighbouring countryside
- Sitting/dining room centred around a log-burning stove which adds warmth and character
- Ideal for downsizers, retirees, or buyers looking for comfortable single-level living
- Stylish shower room with modern fixtures and fittings, offering a sleek and practical finish

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this charming semi-detached bungalow, offering a delightful retreat with picturesque views of the neighbouring countryside. Spanning 635 square feet, the property features two generously sized double bedrooms, making it an ideal home for couples or small families.

The welcoming sitting/dining room is complete with a log-burning stove that creates a warm and inviting atmosphere, perfect for relaxing evenings. The contemporary shower room adds a modern touch, ensuring comfort and convenience for daily living.

The property boasts a detached garage and a private driveway, providing ample parking space and additional storage options. For those with a penchant for DIY or gardening, the timber workshop, equipped with power and lighting, offers a fantastic space to pursue hobbies or projects.



Council Tax Band: B



Kitchen

13'3" x 8'10"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, space for a freestanding cooker, space for an American style fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, radiator.

Sitting / Dining Room

20'1" x 10'11"

UPVC double glazed window to the frontage, two radiators, log burner, slate hearth, exposed brick surround, wood mantel, loft hatch, storage cupboard.

Shower Room

6'5" x 5'6"

UPVC double glazed window to the side aspect, quadrant shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome waterfall mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom One

10'11" x 10'11"

UPVC double glazed window to the rear, radiator.

Bedroom Two

10'11" x 8'10"

UPVC double glazed window to the rear, radiator.

Loft

Boarded, pull-down-ladder, light, housing the gas fired combi boiler.

Externally

To the frontage, paved driveway, area laid to lawn, gravelled area, wall and hedge boundary, detached garage, views to the side aspect.

To the rear mainly laid to lawn, hedge and fence boundary, power sockets, timber workshop, views to the side aspect.

Workshop

12 x 10

Timber construction, power and light.

Garage

15'8" x 8'0"

Concrete sectional construction, wood up-and-over door, wood glazed window to the side aspect, power and light.

AML REGULATIONS

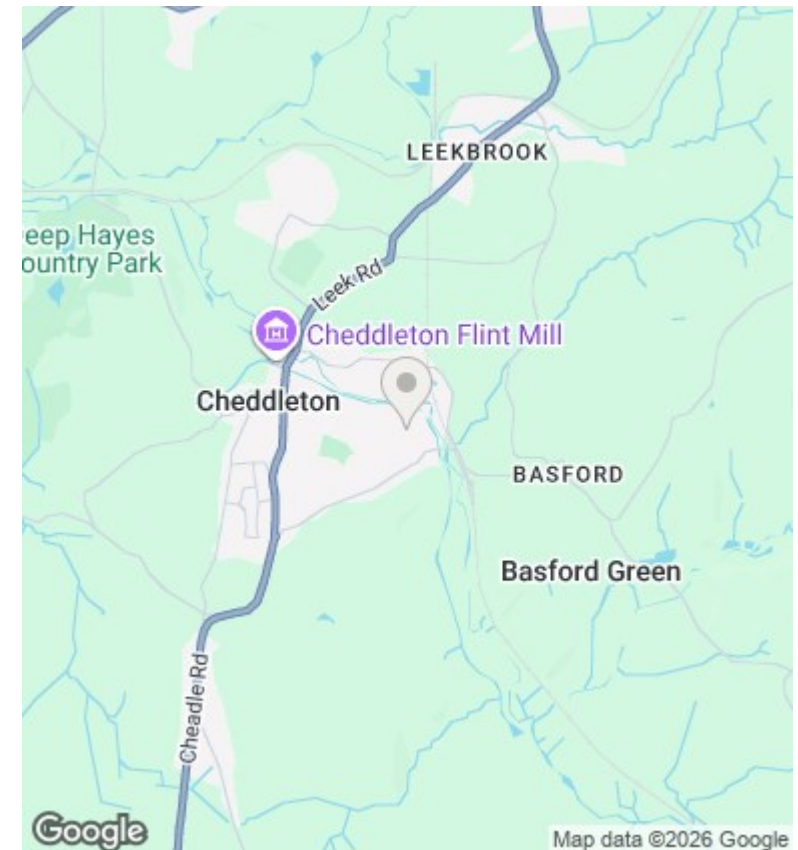
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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.
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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		