Whittaker & Biggs Est. 1930
Rostons Group







2 Crony Close, Cheddleton, ST13 7JJ

Offers In The Region Of £235,000

- Selling with NO CHAIN!
- Substantial plot
- Double glazed throughout
- Link-Detached bungalow
- Two bedrooms
- Private driveway and detached garage
- Quiet cul-de-sac location
- Modern shower room & kitchen

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Selling with NO CHAIN, Whittaker and Biggs are pleased to bring to the market this charming link-detached bungalow, offering a delightful opportunity for those seeking a peaceful retreat. With two well-proportioned bedrooms, this property is perfect for anyone looking for a comfortable living space.

The bungalow boasts a spacious reception room, ideal for relaxation or entertaining guests. The contemporary kitchen is designed with modern living in mind, providing a stylish and functional space for culinary pursuits. The contemporary shower room adds a touch of luxury, ensuring convenience and comfort.

Set on a substantial plot, the property features a private driveway and a detached garage, providing ample parking and storage options. The outdoor space offers potential for gardening enthusiasts or simply enjoying the serene surroundings.

2 1 1 D

Council Tax Band: C





Hall
12'7" x 3'9"
UPVC double glazed door with side light window to the frontage, radiator, loft hatch, storage cupboard housing the Main combi boiler.

Shower Room
8'0" x 6'4" max measurement
UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fitment, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, vertical white column radiator, inset ceiling spotlights.

Bedroom One
11'10" x 9'7"
UPVC double glazed window to the side aspect, fitted bedside tables and drawers, radiator.

Bedroom Two
9'6" x 8'3"
UPVC double glazed window to the side aspect, fitted wardrobes, radiator.

Sitting Room
19'0" x 11'10" max measurement
UPVC double glazed patio door and window to the side aspect, radiator, gas fire, marble hearth and surround, wood mantel.

Kitchen
8'3" x 7'8"
UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, units to the base and eye level, Samsung ceramic hob, extractor hood, Neff electric fan assisted oven, Lamona, integral microwave, space and plumbing for a washing machine, space for an under counter fridge, space for under counter freezer, stainless steel sink and drainer, chrome mixer tap.

Externally
To the frontage, laid to lawn, hedge boundary.
To the right side aspect, area laid to lawn, paved patio, fence boundary, detached garage.
To the left side aspect, area laid to lawn, hedge and fence boundary.

Garage
Detached garage, brick construction, UPVC pedestrian door to the side aspect.

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.

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Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.











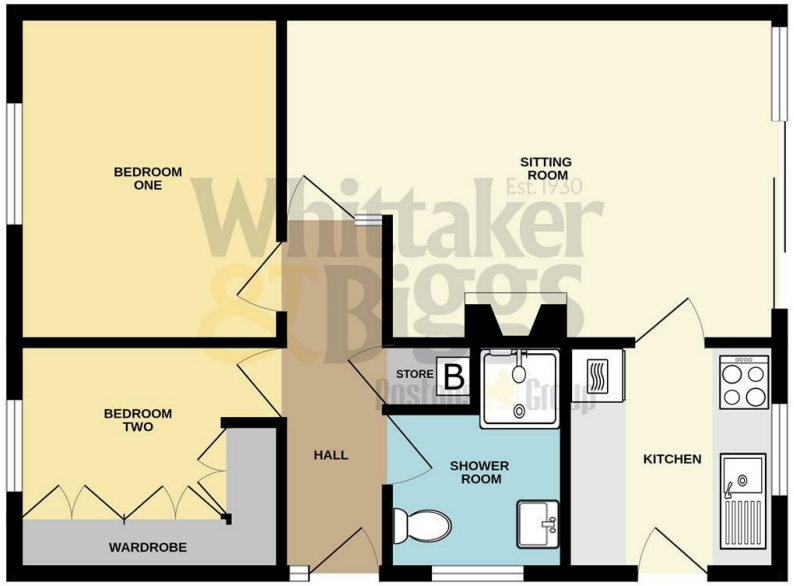








GROUND FLOOR



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

C

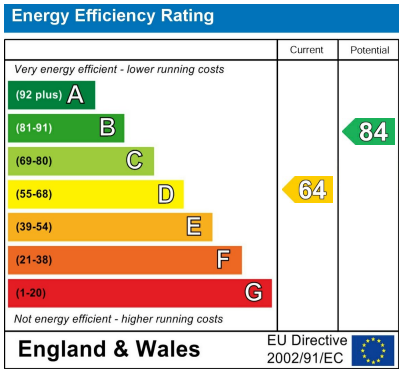


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