



Crony Close

Cheddleton



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

16 Crony Close

Cheddleton, Leek

Staffordshire

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 in the region of : £215,000



3



1



1



D

Council
Tax Band

B



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Kitchen

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

Radiator.

Living Room

Radiator. Sliding doors to rear. Electric fire.

Stairs to landing

Loft access. Access to:

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

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.



Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

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

Services

Mains water, electricity, and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

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

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

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

arla | propertymark



RICS



OnTheMarket.com

rightmove 