



# Crony Close

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 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**



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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](http://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.



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