



# Malloy House, East Drive

Cheddleton



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

**2 Malloy House**  
East Drive, Cheddleton  
Leek, ST13 7DN

- An inspection of this apartment which is one of four located in Malloy House is strongly recommended as it provides a fabulous opportunity to acquire a modern apartment with open living space.
- Located within a listed building the apartment provides accommodation which is ideally suitable for a single person or professional couple having a delightful open plan living room with dining area and kitchen area which is fitted with a range of contemporary units with integrated oven, hob, extractor, fridge freezer and dishwasher.
- The outlook from all the windows in the apartment is most attractive overlooking the beautifully maintained communal gardens.
- Malloy House is located in a small private cul-de-sac and the apartment has allocated parking.

Offers in the region of: £108,000



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Leek Office - 01538 383344



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**BURY &  
HILTON**  
EST. 1863





## Accommodation

### Entrance vestibule

A spacious area with high ceiling and picture rail, two wall mounted storage heaters, stairs leading to the first floor apartments. Apartment 2 is located to the right hand side on the ground floor.

### Entrance hall

Electric heater. Airing cupboard off. Laminate flooring. Access to rear.

### Open plan Kitchen / Lounge 20'9 x 19'5 (6.32m x 5.92m)

Wall and base units. Stainless steel sink bowl and drainer unit. Integrated fridge, freezer, dishwasher and washer / dryer. Electric hob and oven with extractor unit above. Electric heater x 2. Feature bay window.

### Bedroom 12'4 max x 11'11(3.76m max x 3.63m)

Electric heater. Fitted wardrobes.

### Shower room 6'6 x 6'3 (1.98m x 1.91m)

Shower cubicle. W.c. Wash basin with storage unit below. Electric towel rail. Part tiled walls.

### Outside

Malloy House is located in a small private cul-de-sac and the apartment has allocated parking. Access to communal garden areas.

### Tenure & Possession

The property is leasehold

### Council Tax Band 'B'

### Viewing

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

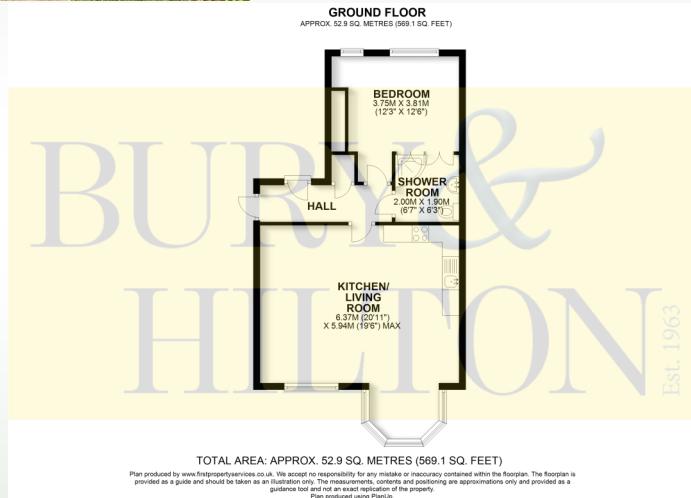


#### Method of Sale

This property is to be sold by Private Treaty

#### Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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