



26 Churnet Close
Cheddleton



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

26 Churnet Close

Cheddleton

Staffordshire, ST13 7JN

A two bedroom extended detached bungalow located in a quiet cul-de-sac position in the popular village of Cheddleton.

The property benefits from Upvc double glazing and gas fired central heating.

Accommodation briefly comprises: Kitchen, Excellent sized Lounge with double doors leading out to the rear garden area, Inner Hallway, Two Bedrooms and Bathroom.

The bungalow occupies a generous sized plot with garden areas to front, side and rear aspects with lawned areas and display borders and paved patio / sitting areas.

To the rear of the property is a superb summer house / office with power and lighting connected.

Driveway providing off street parking leading to a converted Utility Room / Office or storage space with power, lighting and plumbing point.

Viewing strongly recommended for this well presented detached bungalow.

Offered For Sale with No upward chain involved.

Offers in the region of: £220,000



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1863



Accommodation

Kitchen 16'5 x 8'5 (5.00m x 2.57m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob with extractor unit above. Wall mounted cupboard housing central heating boiler. Oven. Integrated dishwasher. Radiator. Tiled walls. Side door.

Living Room 27'10 x 11'10 (8.48m x 3.61m)

Radiator x 2. Coving. Gas fire. Double doors to rear garden.

Inner Hallway

Radiator. Loft access. Storage cupboard.

Bedroom 9'10 x 9'8 (3.00m x 2.95m)

Radiator. Fitted wardrobes.

Bedroom 9'7 x 8'5 (2.92m x 2.57m)

Radiator. Fitted wardrobes.

Bathroom 6'5 x 5'8 (1.96m x 1.73m)

Bath with shower over. W.c. wash basin. Heated towel rail. Tiled walls. Tiled floor. Airing cupboard.

Outside

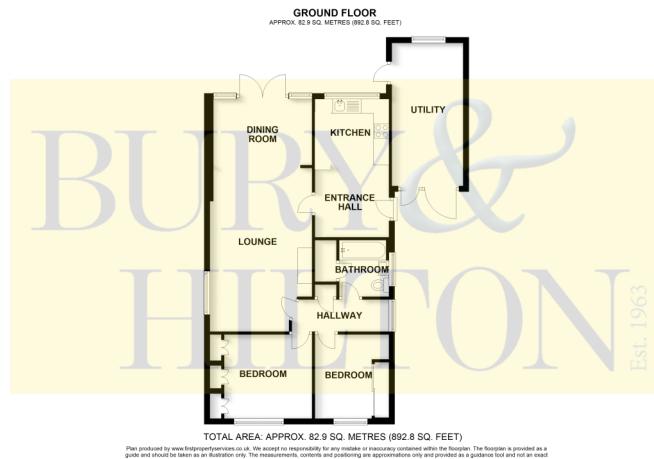
The bungalow occupies a generous sized plot with garden areas to front, side and rear aspects with lawned areas and display borders and paved patio / sitting areas. To the rear of the property is a superb summer house / office with power and lighting. Driveway providing off street parking leading to a converted Utility Room / Office or storage space (15'2 x 7'1) with power, lighting and plumbing point.



Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band C & D



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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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