



Highfield Avenue

Cheadle



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

6 Highfield Avenue

Cheadle,
Staffordshire
ST10 1JW

- * A very well presented, traditional three bedroom semi-detached property located in a sought after residential area and within walking distance of Cheadle town centre and amenities.
- * The property offers accommodation which comprises: Entrance Hall, Living Room, Kitchen and Dining Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Externally there is a block paved driveway providing ample off street parking leading to a detached single garage / workshop and the most delightful garden to the rear enjoying a good degree of privacy with lawned garden, display borders and paved patio area.
- * The property benefits from gas fired central heating and Upvc double glazing.
- * An ideal family home of which a viewing is most strongly recommended.

Offers in the region of : £225,000



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tbc

Council
Tax Band

B



Leek Office - 01538 383344



leek@buryandhilton.co.uk



Accommodation



Entrance Hall

Radiator. Stairs off. Tiled floor. Coving. Understairs storage.

Living Room

Log burner. Bay window. Coving. Radiator. Parquet flooring.

Kitchen

Wall and base units. Belfast sink unit with mixer tap. Gas hob, electric oven and extractor unit above. Integrated dishwasher, washing machine and fridge. Tiled floor. Coving. Access to:

Dining Room

Log burner. Parquet flooring. Coving. Radiator. Double doors to rear.

First floor landing area

Loft access - partly boarded with power and lighting. Coving.

Bedroom

Radiator. Feature fire place. Coving.

Bedroom

Radiator. Feature fire place. Coving.

Bedroom

Radiator.

Bathroom

Feature bath with shower over. W.c. Wash basin. Tiled walls. Cupboard housing central heating boiler. Wood flooring. Extractor fan.

Outside

Externally there is a block paved driveway providing ample off street parking leading to a detached single garage / workshop and the most delightful garden to the rear enjoying a good degree of privacy.





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.

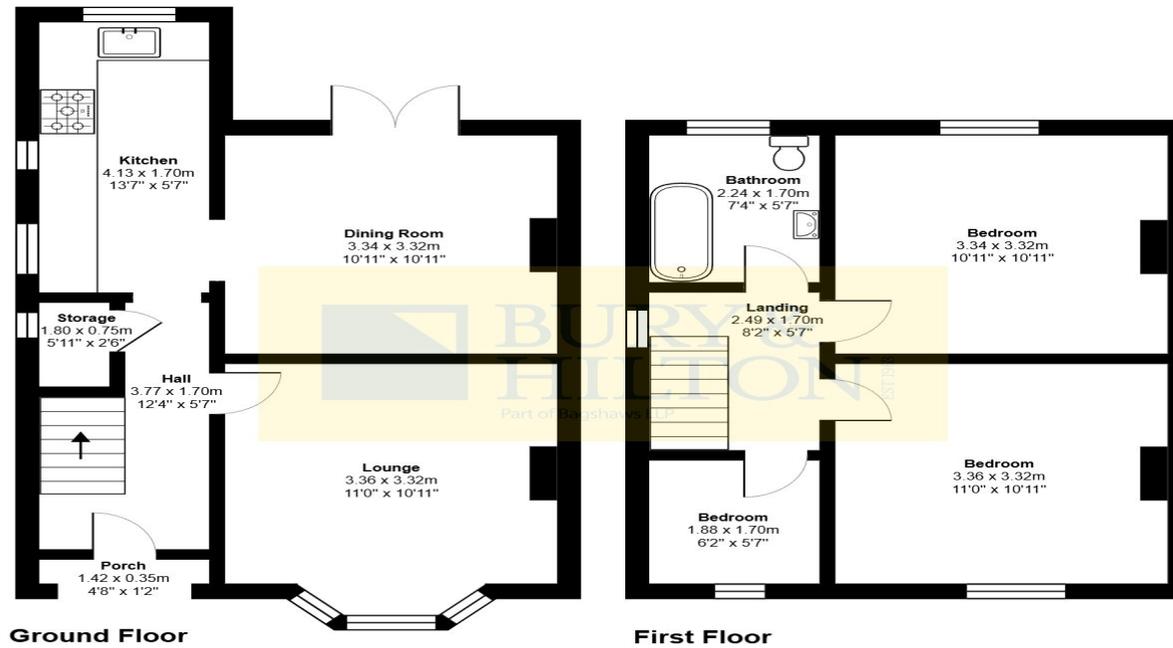
Fixtures and Fittings

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.



All measurements are approximate and for display purposes only



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