



Willow Drive, Cheddleton, ST13 7FG.  
Offers in the Region Of £225,000

Est. 1930  
**Whittaker  
& Biggs**

# Willow Drive, Cheddleton, ST13 7FG.

This beautifully presented and deceptively spacious three bedroom town house, is located in the highly desirable development known as St Edwards Park.

The property boasts a stunning 23ft living/dining room with feature bay window. This room has sufficient room for large living and dining room furniture. A kitchen/dining room is a well-equipped space and the property has an ensuite to bedroom one, family bathroom and cloakroom to the ground floor.

Two allocated parking spaces, are provided for the property, with further visitor parking available.

You're welcomed into the property via the hallway, having karndean flooring, with cloakroom and useful storage off. Then through to the living/dining room which is again laid with karndean flooring, with beautiful full height sash windows, providing a light and airy space. The kitchen is equipped with a good range of units fitted to the base and eye level, breakfast bar, integrated dishwasher, washing machine, fridge, freezer, four ring electric hob, extractor and fan assisted oven.

To the first floor the landing provides access to three well proportioned bedrooms. Bedroom one has fitted wardrobe space and ensuite shower room. Bedroom two also has fitted wardrobe space and the family bathroom is well equipped. Externally the property has two allocated parking spaces, well maintained communal gardens.

Offered for sale with NO CHAIN, a viewing is recommended to appreciate the quality, spacious layout and location.

NOTE: Tenure – Leasehold 125 years from 1st February 2004  
Maintenance Fee – The vendor has informed us that the maintenance fee is paid up until April 2024. W&B can confirm they have seen no documentation to confirm this and this information has been received verbally from the vendor.

## Situation

The sought after village of Cheddleton is just on the outskirts of the busy market town of Leek, which provides many traditional shops, antique shops, public houses and supermarkets to include Morrisons and Sainsburys.



### Entrance Hallway

Karndean flooring, wood door to the front elevation, wood double glazed window to the front elevation, electric radiator, staircase to the first floor, storage cupboard off.

### Cloakroom

Lower level WC, pedestal wash hand basin, tiled splashbacks.

### Dining Kitchen 11' 5" x 19' 6" (3.49m x 5.95m)

Karndean flooring, two electric radiators, wood double glazed window to the front elevation, stainless steel sink unit with drainer and mixer tap over, ceramic four ring hob, Bosch electric fan assisted oven, Smeg extractor above, integral dishwasher, integral washing machine, integral fridge, integral freezer, breakfast bar. Dining area: Wood double glazed sash windows to the rear elevation.

### Living/Dining Room 23' 0" x 20' 9" (7.02m x 6.32m) (reducing to 3.73)

Karndean flooring, wood double glazed sash bay window to the rear elevation, two electric radiators, wood sash double glazed window to the rear elevation.

### First Floor

#### Landing

Electric radiator, wood double glazed sash window to the front elevation.

### Bedroom One 9' 7" x 19' 1" (2.93m x 5.82m) Reducing to 1.86m

Fitted wardrobes, two wood sash windows to the rear elevation.

### Ensuite 8' 6" x 6' 0" (2.59m x 1.82m)

Shower enclosure with electric shower, pedestal wash hand basin, lower level WC, partly tiled, electric shaver point, chrome heated ladder radiator.

### Bedroom Two 13' 5" x 12' 6" (4.09m x 3.80m) reducing to 3.24m

Fitted wardrobes.

### Bedroom Three 9' 7" x 9' 7" (2.92m x 2.93m)

Electric radiator, wood double glazed sash window to the front elevation.

### Bathroom 6' 2" x 9' 0" (1.88m x 2.75m)

Cupboard housing immersion heated tank, panelled bath with chrome mixer tap, lower level WC, pedestal wash hand basin, electric shaver point, tiled splashbacks.



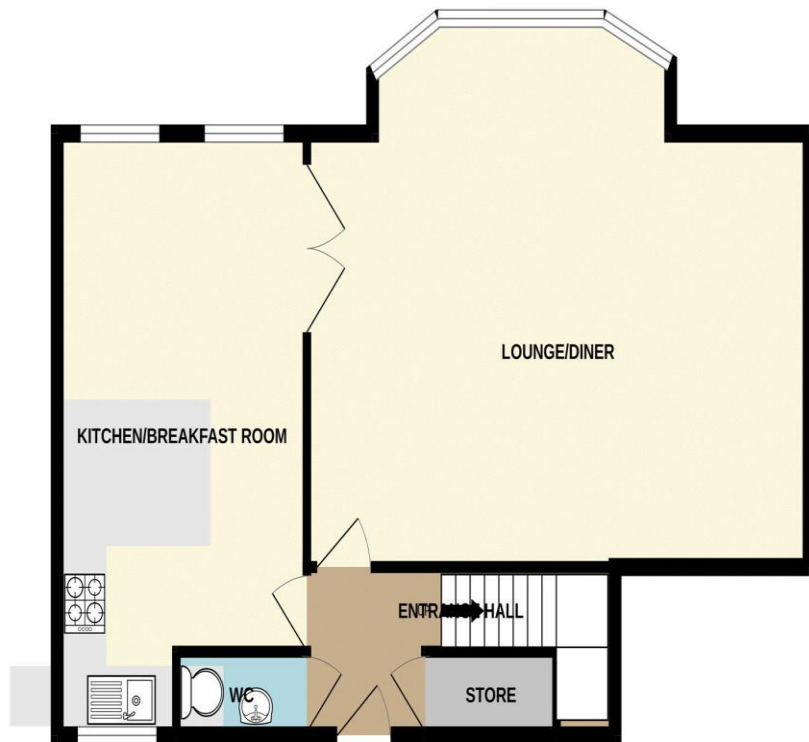
Note:  
Council Tax Band: D

EPC Rating: E

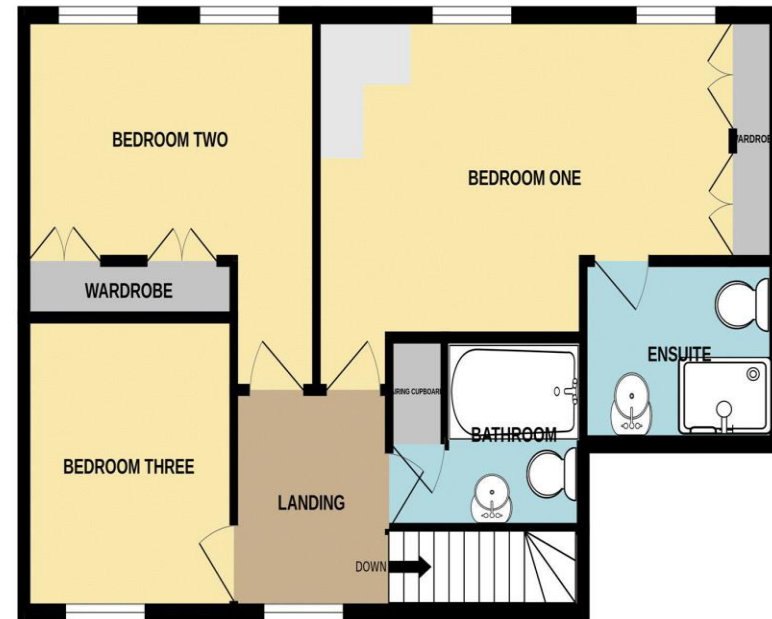
Tenure: believed to be Leasehold



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street. At the traffic lights turn left onto the A520 Cheddleton Road. Follow this road passing through Leekbrook and after passing over the railway bridge take the next turning right into East Drive. Follow the drive taking the first turning right and then first left into Willow Drive where the property is situated on the left hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**