



125 Willow Drive, Cheddleton, ST13 7FG.
OIEO £255,000

Whittaker ^{Est. 1930}
& Biggs

125 Willow Drive, Cheddleton, ST13 7FG.

This three-bedroom town house is located within the popular development known as St Edwards Park. This deceptively spacious town house boasts a 25ft open plan L-shaped living/dining/kitchen area, has spectacular bay fronted windows to both the living/dining space and bedroom one. Three well proportioned bedrooms are located to the first floor, with bedroom one having stunning views over the communal woodland, ensuite shower room and fitted wardrobes.

You're welcomed into the property via the hallway, with wood style flooring and access to a cupboard, cloakroom and first floor. The open plan kitchen/living/dining is an impressive space, having high ceilings, bay window and ample room for large living and dining furniture. The kitchen is well equipped with breakfast bar, integrated appliances which includes fridge, freezer, dishwasher, electric hob, fan assisted oven, tiled splashbacks and ample work surface space.

To the first floor are three bedrooms, ensuite and a bathroom suite. Bedroom one is located to the rear, this 19ft room has the best views in the house. Bedroom two is located to the side of the property, with bedroom three at the front. The bathroom incorporates panel bath, pedestal wash hand basin and low-level WC.

Externally to the frontage are two allocated parking spaces and to the rear communal gardens. The property is warmed by electric radiators, has been redecorated throughout and is offered for sale with NO CHAIN.

A viewing comes highly recommended to appreciate this homes location, spacious layout and low maintenance living.

NOTE: Lease length: 199 years, with 184 years remaining. Maintenance charge: £1,200 per annum. (This covers all property maintenance, garden management, window cleaning and buildings insurance). Ground Rent: £100 per year (payable at £50 half yearly). The information regarding management fees, maintenance and ground has been provided by the vendor and W&B has seen no sight of any documentation with regards to this information provided.

Situation

Amsden Lodge is situated on the sought after residential development of St. Edwards Park, Cheddleton. The park is set within 140 acres of park and woodland and gives easy access to many country walks along the canal and railway, and is situated on the outskirts of the popular Cheddleton village which boasts many village amenities to include Tea Rooms, country public houses and the popular St. Edwards Primary School.



Entrance Hallway

Electric radiator, composite style door to the front elevation, window to the front elevation, wood style floor, stairs to the first floor, cloakroom off, storage cupboard.

Cloakroom

Pedestal wash hand basin, low level WC, electric radiator, partly tiled.

Open Plan Kitchen/Living/Dining Room 25' 5" x 23' 0" (7.75m x 7.02m) max measurements

Two electric radiators, wood double glazed bay window to the rear, having sash windows within, three double glazed sash windows to the side elevation. Range of fitted units to the base and eye level, integral dishwasher, stainless steel sink with drainer and satin style mixer tap, four ring electric hob, electric fan assisted oven, integral fridge, integral freezer, tiled splashbacks, breakfast bar.

First Floor

Landing

Electric radiator.

Bedroom One 11' 2" x 19' 8" (3.41m x 6.00m) max measurements

Two electric radiators, built in wardrobes, bay window consisting of four sash double glazed bay units to the rear elevation, ensuite off.

Ensuite 8' 2" x 5' 8" (2.50m x 1.73m)

Low level WC, pedestal wash hand basin, electric radiator, sash wood double glazed window to the side elevation, walk in shower cubicle, electric shaver point, partly tiled.

Bedroom Two 14' 7" x 9' 11" (4.45m x 3.02m)

Two double glazed wood sash windows to the side elevation, electric radiator.

Bedroom Three 8' 3" x 12' 2" (2.52m x 3.70m)

Electric radiator, wood sash double glazed window to the front elevation, cupboard housing immersion heated tank.

Bathroom 7' 9" x 8' 3" (2.36m x 2.52m)

Panel bath, chrome mixer tap with telephone style shower head attachment, low level WC, pedestal wash hand basin, electric radiator, partly tiled, shaver point.

Externally

Two allocated parking spaces, communal gardens.



Note:
Council Tax Band:

EPC Rating:

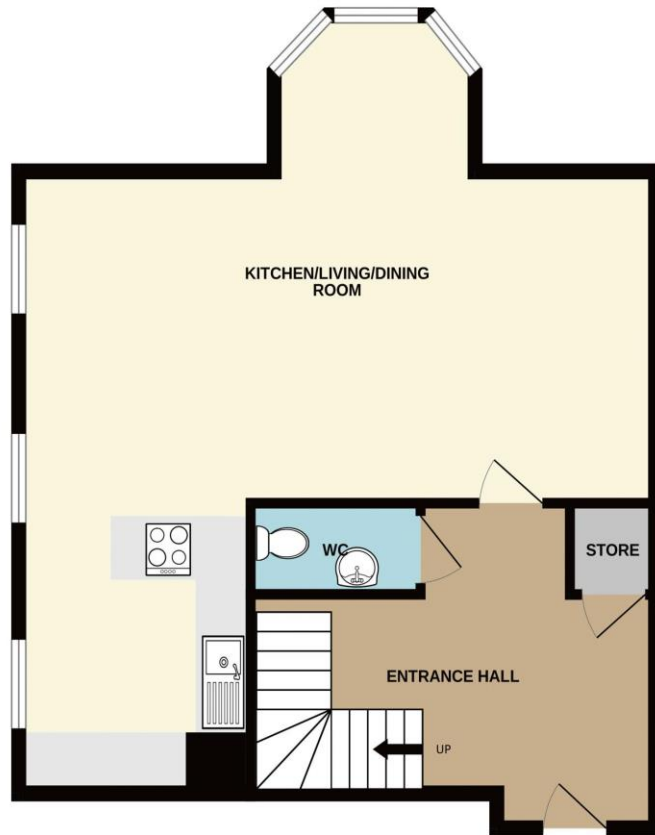
Tenure: believed to be Leasehold



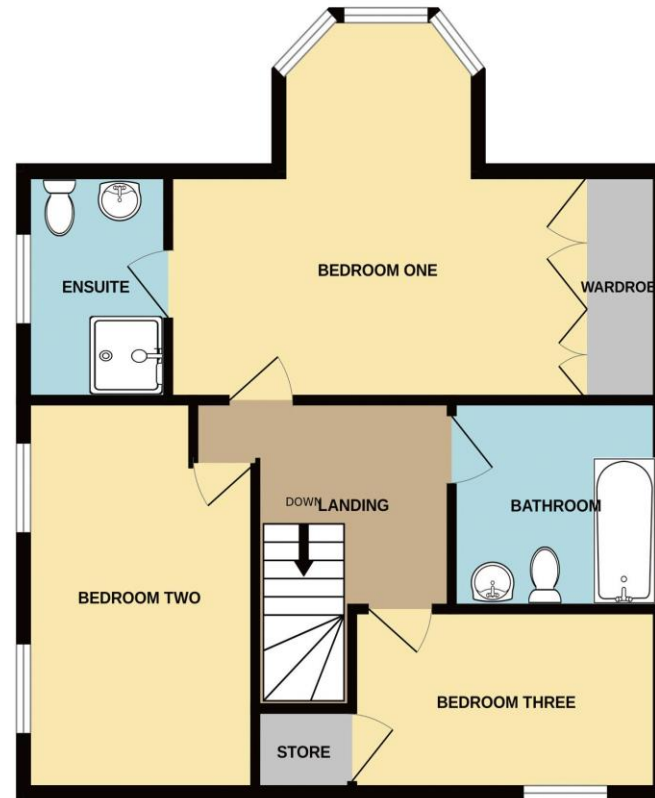




GROUND FLOOR



1ST 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.
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Directions

From our Derby Street Leek Office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road proceeding out of the town passing through the village of Leekbrook and after passing over the small railway bridge take the first right hand turn into the St Edwards Park Development. Follow this road taking your first turning right into Villa Road and as the road forks take the left hand fork into Birchtree Drive. Follow this road for a short distance and take the first turning left into Willow Drive continue along passing the water tower on the left hand side and continue along 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.

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