



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



2 Westwood Close, Cheddleton, ST13 7JW

Offers In The Region Of £170,000

Offered With NO Upward Chain Graham Watkins & Co are pleased to offer For Sale this deceptively spacious TWO bedroom detached BUNGALOW situated in a quiet cul-de-sac location with views over the surrounding countryside. The accommodation comprises fitted kitchen with sizeable living room, two good sized bedrooms and bathroom fitted with a modern white suite. A tarmac driveway provides off road parking and garage with enclosed low maintenance gardens. The bungalow is located in the semi rural village of Cheddleton, offering many local amenities. Viewing is Essential to be fully appreciated.



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Situation

The bungalow is located in the semi-rural village of Cheddleton which offers many local amenities and countryside walks, local bus service and a quiet cul-de-sac location.

Directions

From our Derby Street office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton

Road. Follow this road through the village of Leekbrook and into the village of Cheddleton continue up the hill and take the third turning right into St Hildas Avenue, at the T junction turn right into Hillside Road and the first right into St Edwards Road taking the first turning left into Westwood Close, where the bungalow is situated on the left hand side identifiable by our For Sale board.

Entrance Hall

uPVC double glazed door to side, radiator, built in Airing Cupboard.

Lounge 18'9" x 11'9" max (5.72 x 3.60 max)

uPVC double glazed window overlooking rear garden, radiator, wall mounted electric fire.

Kitchen 14'7" x 8'5" (4.47 x 2.57)

Matching wall and base units, work surfaces with inset sink unit, cooker point with concealed extractor fan over, space for fridge and freezer, built in larder cupboard, radiator, uPVC double glazed doors to either side with feature bay window overlooking garden, cushioned flooring.



Bedroom One 11'10" x 9'7" (3.62 x 2.94)



uPVC double glazed window to front, radiator.

Bedroom Two 9'7" x 8'7" (2.94 x 2.63)



uPVC double glazed window to front, radiator.

Bathroom 6'9" x 5'10" (2.07 x 1.79)



White suite comprising panelled bath with Gainsborough shower fitment over, pedestal wash hand basin, low level wc, radiator, fully tiled walls, uPVC frosted window to side, tiled flooring. Built in Airing Cupboard housing Glow Worm boiler and fixed shelving.

Outside

The property is approached over a tarmac driveway providing off road parking with adjoining lawned gardens with flower borders.



Garage 15'10" x 8'2" (4.85 x 2.49)

Having up and over door, concrete floor, cold water tap, door to side, uPVC double glazed window to rear, work bench.

Rear Gardens



Flagged patio area with low maintenance gardens, door to garage.

Council Tax Band

Council Tax Band for this property is Band C and the local authority is Staffordshire Moorlands District Council at Stockwell House, Leek.

Services

We believe the property is connected to mains services.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

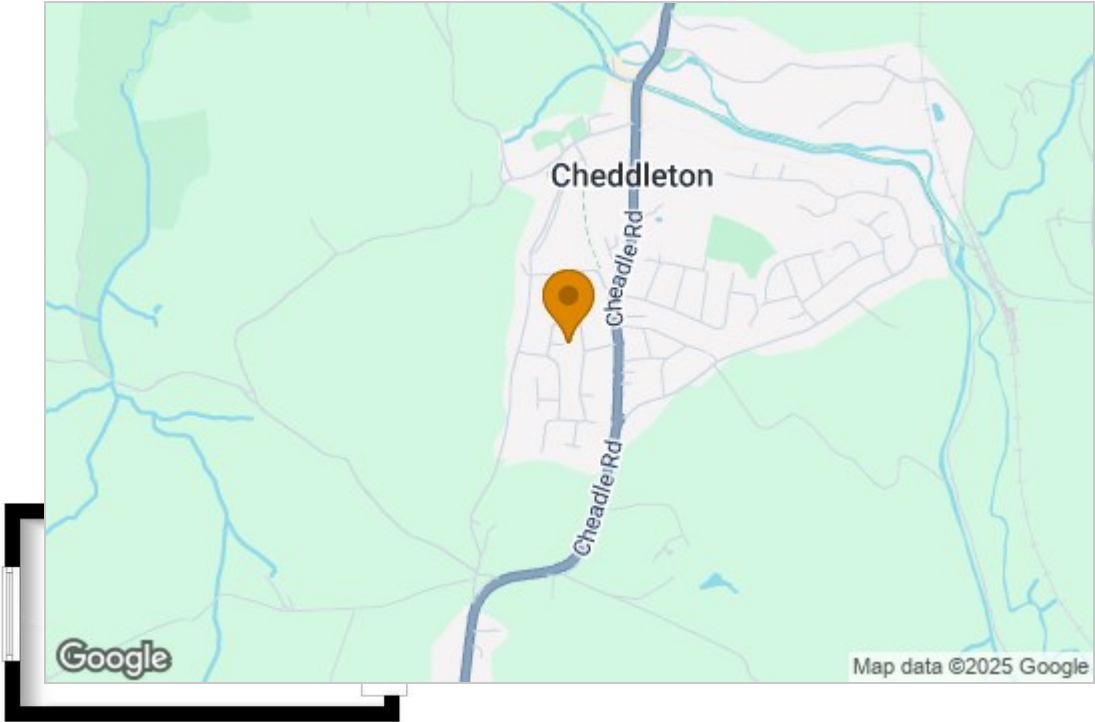
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Measurements

All measurements given are approximate and are 'maximum' measurements.

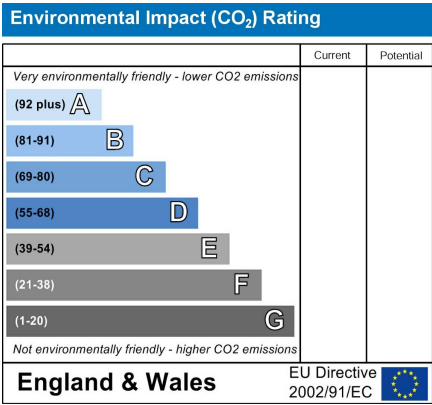
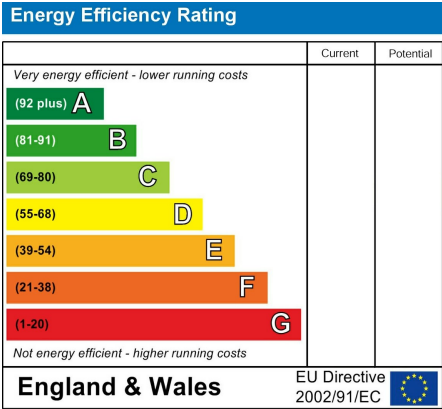
Area Map

Ground Floor
Approx. 779.9 sq. feet



Total area: approx. 779.9 sq. feet

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.