

36 Woodlands Avenue

Cheddleton

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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36 Woodlands Avenue

Cheddleton
Staffordshire
ST13 7BZ

* A three bedroom semi-detached property located in a sought after and well established residential area at Cheddleton.
* The property requires updating and improvement but offers great potential for someone to go in and out their own stamp on it.
* The property benefits from double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Hall, Living Room / Dining Room, Kitchen, Utility Room and Porch to the ground floor. Landing Area, Three Bedrooms and Bathroom.
* Driveway to the front providing ample off street parking.
* Good sized plot with large rear garden backing onto open fields.
* Offered For Sale with No Upward Chain involved.

Price Guide £150,000

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Leek - 01538 383344

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General Information

Entrance Hall
Radiator. Tiled floor. Stairs off. Understairs storage.

Living Room / Dining Room
Tiled floor. Wood flooring. Open fire. Radiator x 2.

Kitchen
Wall and base units. Stainless steel sink unit with drainer. Cooker point. Tiled floor. Radiator.

Utility Room
Wall mounted boiler. Access to:

Porch
Plumbing point. Rear door.

First Floor

Landing Area
Access to:

Bedroom
Radiator.

Bedroom
Radiator.

Bedroom
Radiator.

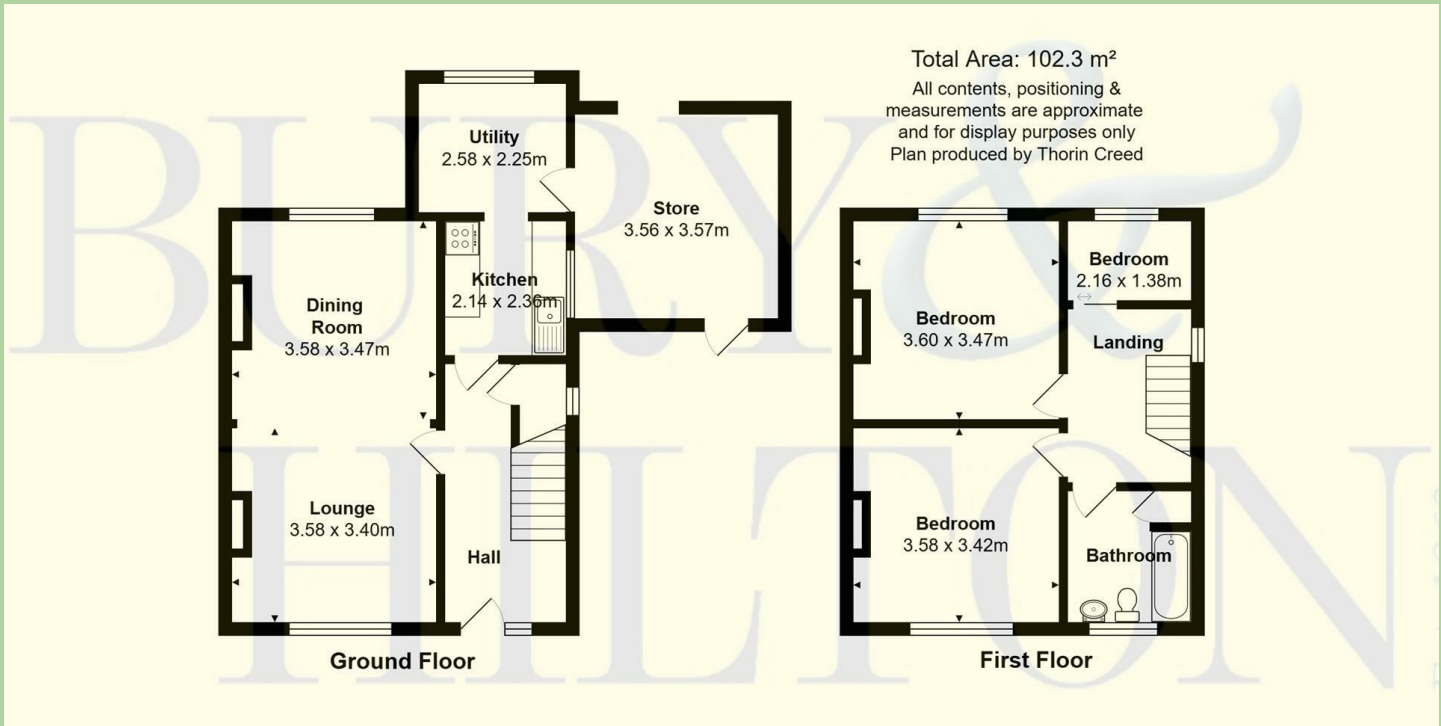
Bathroom
Bath. W.c. Wash basin. Radiator. Airing cupboard.

Outside
Driveway to the front providing ample off street parking. Good sized plot with large rear garden backing onto open fields.

Broadband Connectivity
We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

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Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

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.

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