



Rennie Crescent, Cheddleton ST13 7HD.  
Offers in Excess of £215,000

Est. 1930  
**Whittaker  
& Biggs**

## Rennie Crescent, Cheddleton, ST13 7HD.

This three bedroom detached property is located in the ever popular village of Cheddleton with views over neighbouring fields. The property benefits from a garage, modern kitchen and open plan living accommodation. In brief, to the ground floor is an entrance hallway, living room with gas fire and dining area with access into the kitchen. The kitchen offers a range of units to the base and eye level, electric Baumatic oven/grill, integral Baumatic microwave, Baumatic five ring hob and plumbing for a washing machine. To the first floor are three bedrooms with bedroom one having fitted wardrobes. The shower room has a corner shower cubicle, WC and pedestal wash hand basin. The property is warmed with gas central heating and has UPVC double glazing throughout. Externally offers a low maintenance garden with water tap, green house and wooden decking over the roof of the kitchen and garage. To the frontage offers a tarmacadam driveway and access to the garage having an up and over door and door to the side elevation. A viewing is highly recommended.

### Situation

This home is situated in the popular village of Cheddleton, just a short distance out of the busy market town of Leek. The village boasts various shops, amenities and first school, together with many country walks along the canal side.



### **Hallway**

UPVC double glazed door to the front elevation, radiator, staircase to the first floor.

### **Living Room**

UPVC double glazed bay window to the front elevation, gas fire set on marble effect surround, hearth and mantle, radiator, cornicing, understairs storage cupboard.

### **Dining Area**

UPVC double glazed window to the rear elevation, cornicing.

### **Kitchen**

UPVC double glazed window and door to the side elevation, radiator, good range of units to the base and eye level, space for freestanding fridge/freezer, electric Baumatic oven and grill, integral Baumatic microwave, five ring Baumatic gas hob with extractor above, stainless steel sink unit with drainer, plumbing for washing machine.

### **Landing**

UPVC double glazed window to the side elevation, loft access.

### **Bedroom One**

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

### **Bedroom Two**

UPVC double glazed window to the rear elevation, radiator.

### **Bedroom Three**

UPVC double glazed window to the front elevation, radiator, storage cupboard.

### **Shower Room**

UPVC double glazed window to the rear elevation, tiled surround, corner shower cubicle with chrome fitment, lower level WC, pedestal wash hand basin, chrome heated ladder radiator.

### **Outside**

To the front is tarmacadam driveway, stone slabbed area, area laid to lawn, mature plants and shrubs.

### **Garage**

Light and power, UPVC double glazed door and window to the side elevation, up and over door to the front elevation.

### **Rear Garden**

Mainly laid to stone slab, greenhouse, wood decking area, pond, hedged boundaries, outside water tap.

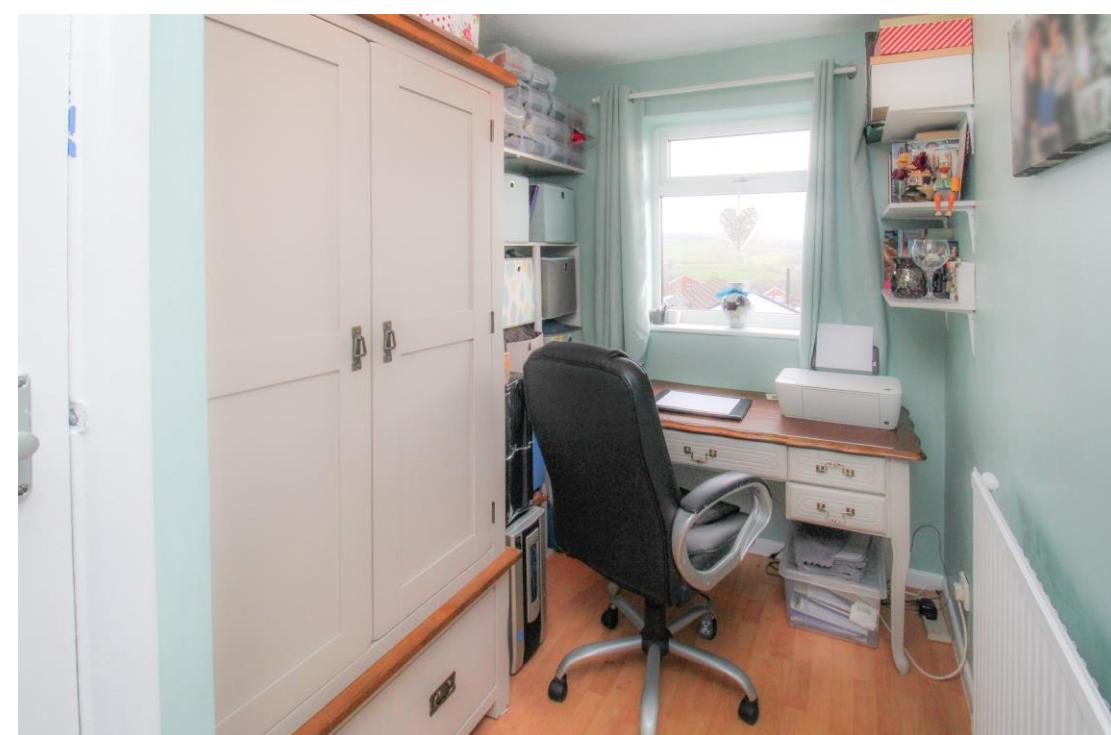


Note:  
Council Tax Band: C

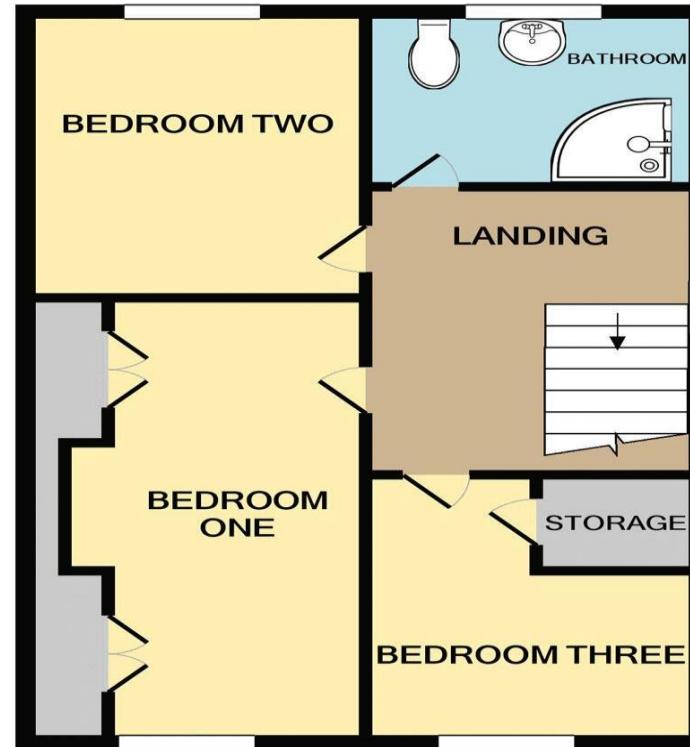
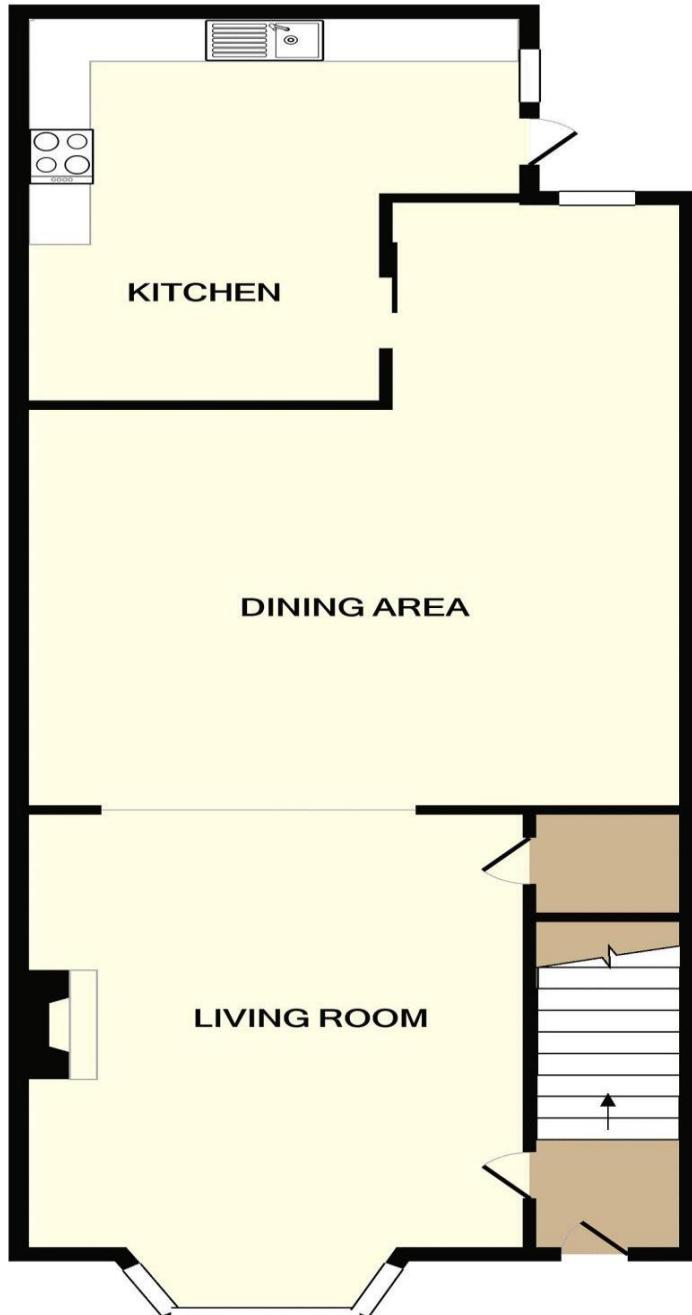
EPC Rating:

Tenure: believed to be Freehold









Whilst every attempt has been made to ensure the accuracy of the floor plan 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, offices proceed along Haywood Street, upon reaching the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the village of Leekbrook and into the village of Cheddleton, proceed up the hill and at the mini roundabout turn left into Basford Bridge Lane. Follow this road for a short distance taking the second left into Hazelhurst Drive. Continue along this road to its extremity turning left on to Rennie Crescent, follow this road for a short distance where the property is then 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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