



Hazlehurst Drive, Leek, ST13 7HB.  
Offers in the Region Of £129,950

Est. 1930  
**Whittaker  
& Biggs**

# Hazlehurst Drive, Leek, ST13 7HB.

An excellent opportunity to acquire this semi-detached bungalow boasting two sizeable bedrooms, ample off road parking with car port and enclosed gardens providing open aspect over the surrounding fields and countryside. Located in the ever popular location of Cheddleton is a sought after village just a short drive away from Leek town center but within easy commuting distance of The Potteries, Macclesfield and Ashbourne. An ideal property for a retired couple having a good degree of living and bedroom accommodation briefly comprising of fitted kitchen, sizeable living room, two good sized bedrooms and bathroom. The property's gardens is set in an elevated position overlooking fields and countryside, with enclosed private gardens, mainly laid to lawns and accessed from the side driveway. This bungalow is fitted with UPVC double glazing and warmed with gas central heating. An early viewing is HIGHLY recommended to be fully appreciated.

## Situation

Hazlehurst Drive is situated in the sought after village of Cheddleton and provides far reaching views over the surrounding country side. The Churnet Valley Railway is also within easy walking distance, along with the canal which provides various country walks. There is also veterinary, country public houses, tea rooms and village shops. The village of Cheddleton is within easy commuting distance to Leek Town Centre.



## Hallway

UPVC double glazed door to the side elevation, radiator, storage cupboard.

## Living Room 13' 11" x 12' 6" (4.25m x 3.8m)

UPVC double glazed bay window to the front elevation, electric fire, marble hearth, stone surround, radiator, cornicing.

## Kitchen 13' 10" x 5' 1" (4.22m x 1.55m)

UPVC double glazed window to the front elevation, radiator, range of units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, plumbing for a washing machine.

## Bedroom One 10' 0" x 10' 9" (3.06m x 3.28m)

UPVC double glazed window to the rear elevation, radiator.

## Bedroom Two 10' 0" x 6' 10" (3.05m x 2.08m)

UPVC double glazed window to the rear elevation, radiator.

## Bathroom 5' 5" x 7' 4" (1.66m x 2.23m)

Panel bathtub with shower over, pedestal wash hand basin, lower level WC, radiator.

## Externally

To the front, tarmac driveway, area laid to lawn, gated access to the side, mature trees, plants and shrubs. To the side, tarmac driveway, carport. To the rear, tarmac walkway, stone slab patio, stone slab walkway, area laid to lawn, mature trees, plants and shrubs.

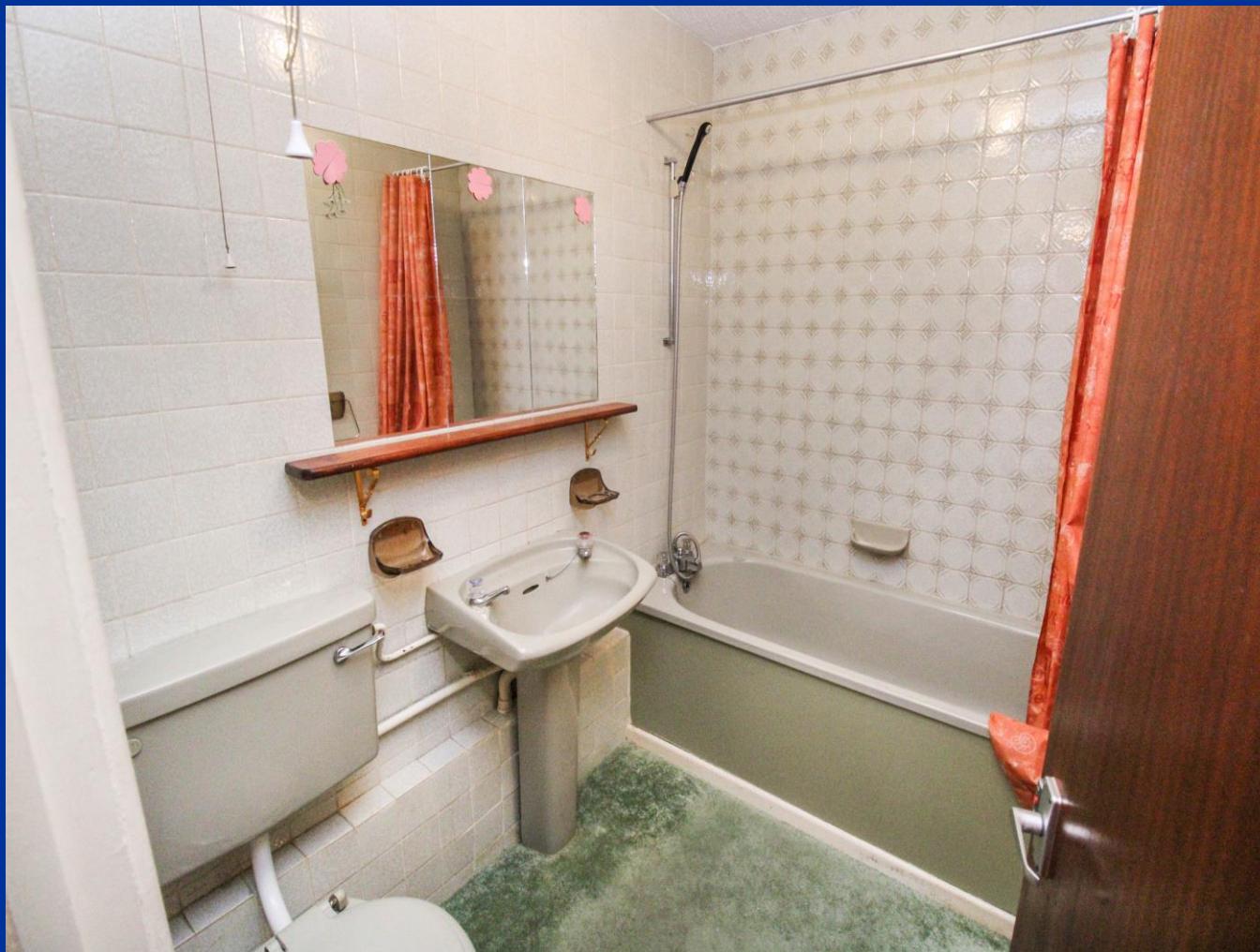


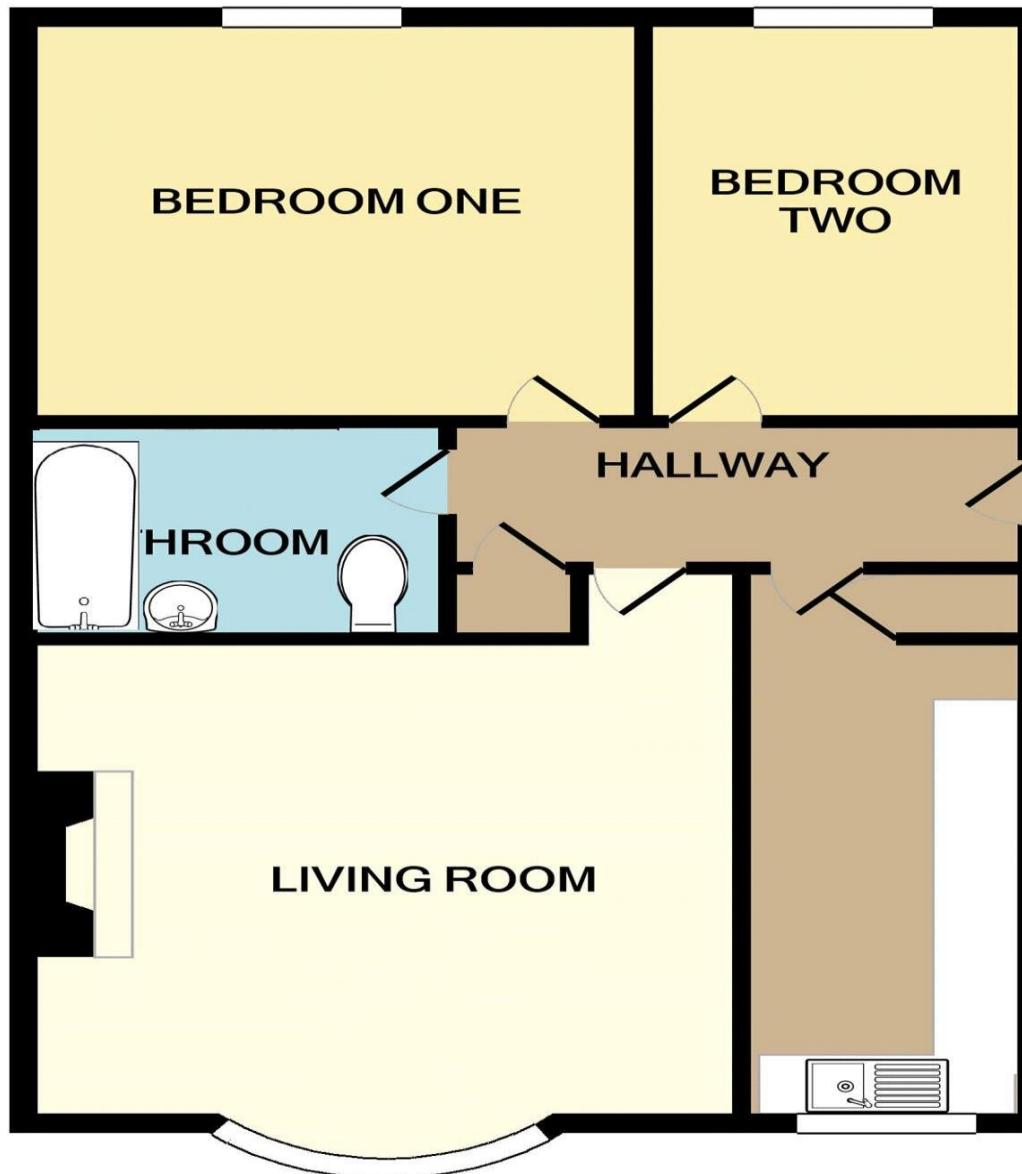
Note:

Council Tax Band: B

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 take the main A520 Cheddleton road and proceed out of the town and into the village of Cheddleton. Upon reaching the mini-roundabout, turn left into Basford Bridge Lane and follow this road for a short distance taking the second turning left into Hazelhurst Drive where the property is located on the left hand side, identifiable by the Whittaker & Biggs for sale board.

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