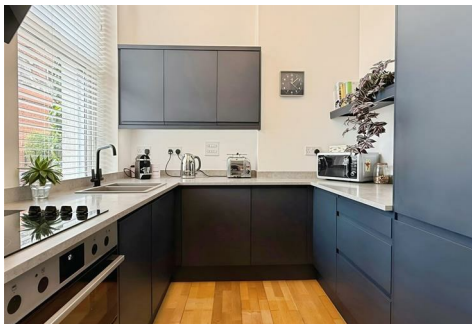




51 Willow Drive, Cheddleton, Staffordshire, ST13 7FD

Asking price £195,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Character, style, and space — a modern home with historic charm."

Beautifully presented end terrace in the sought-after St Edwards Park development. Offering a modern kitchen, spacious living/dining room with high ceilings and sash windows, two double bedrooms, master with fitted wardrobes and en-suite, plus a stylish main bathroom. Set in a peaceful historic estate with allocated parking and well-kept communal grounds.

Ideal for first-time buyers or professionals – early viewing recommended!

Denise White Agent Comments



Nestled within the sought-after St Edwards Park development in Cheddleton, this charming and immaculately presented two-bedroom town house offers the perfect blend of period character and modern living.

Originally the site of St Edwards Hospital, built in 1894, the estate was sympathetically redeveloped in 2005, retaining much of its Victorian charm while offering contemporary comforts.

Upon entering the property, a welcoming hallway. To your left is a stylish, high-specification kitchen, well lit and finished to an excellent standard – perfect for any home cook or entertainer.

The heart of the home is the spacious living/dining room, boasting high ceilings, elegant sash windows, and plenty of room for relaxation or hosting. The character features and generous proportions create a bright, open space with a welcoming atmosphere.

Upstairs, you'll find a modern, well-appointed bathroom and two generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and a private en suite, offering comfort and convenience in equal measure.

This exceptional property sits within beautifully maintained grounds, combining peaceful surroundings with excellent access to local

amenities and countryside walks. Ideal for first-time buyers, downsizers, or professionals seeking a character home with modern appeal.

Location

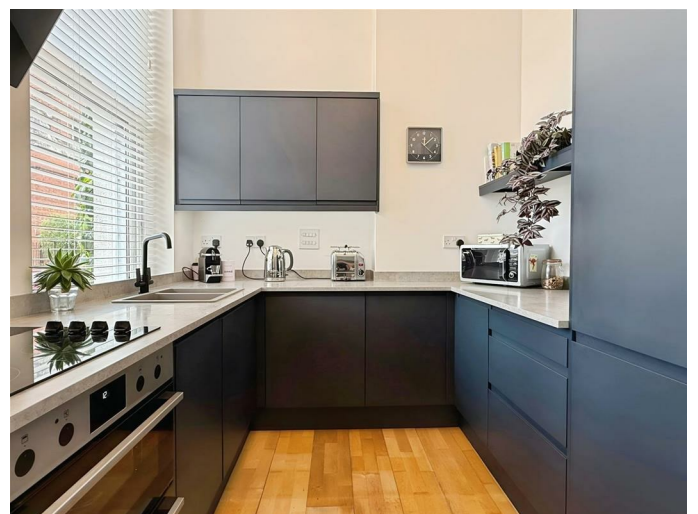
The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Entrance Hallway

Wooden flooring. Wall mounted radiator. Open Plan access into kitchen. Access into living dining area. Storage cupboard access. Stair access leading to 1st floor accommodation. Ceiling light.

Kitchen

8'11" x 7'9" (2.72 x 2.37)



Wooden flooring. Range of wall and base units. Integrated Zanussi oven. Integrated induction hob.

Sink unit. Integrated Bosch dishwasher. Integrated fridge freezer. Integrated Zanussi washer dryer. LED lighting. Ceiling light. Open Plan access into entrance hallway.

Living/Dining Area

22'7" x 15'3" max (6.90 x 4.67 max)



Wooden style flooring. Wall mounted radiators. Double glazed windows to the rear aspect. Open Plan style living dining area. Ceiling lights.

First Floor Landing

Fitted carpet. Wall mounted radiator. Ceiling light.

Bathroom

10'2" x 6'0" max (3.12 x 1.85 max)



Vinyl flooring. Heated towel rail. Obscured double glazed window. WC. Vanity style wash hand basin. Freestanding bath. Ceiling light.

Bedroom One

12'5" x 9'11" (3.79 x 3.03)



Fitted carpet. Wall mounted radiator. Double glazed window to the rear aspect. Access to ensuite. Ceiling light.

Bedroom Two

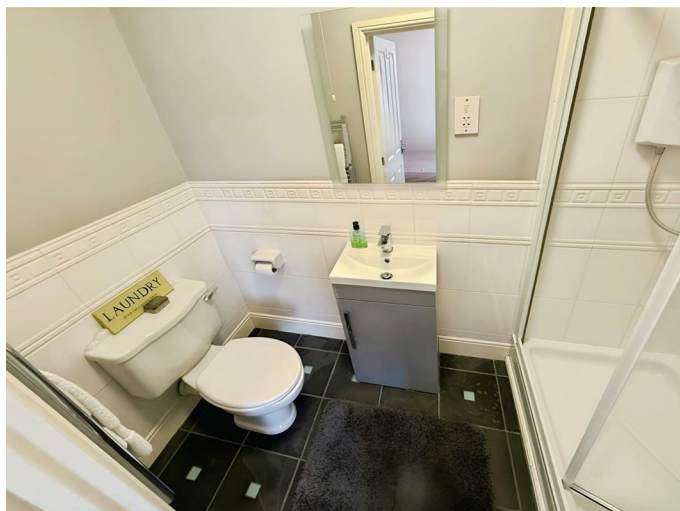
11'0" x 11'0" max (3.37 x 3.37 max)



Fitted carpet. Wall mounted radiator. Double glazed window to the rear aspect. Ceiling light.

En Suite

8'0" x 3'10" (2.44 x 1.18)



Tiled flooring. Heated towel rail. WC. Vanity style wash hand basin. Shower cubicle with electric shower.

Outside



Communal Garden Space

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



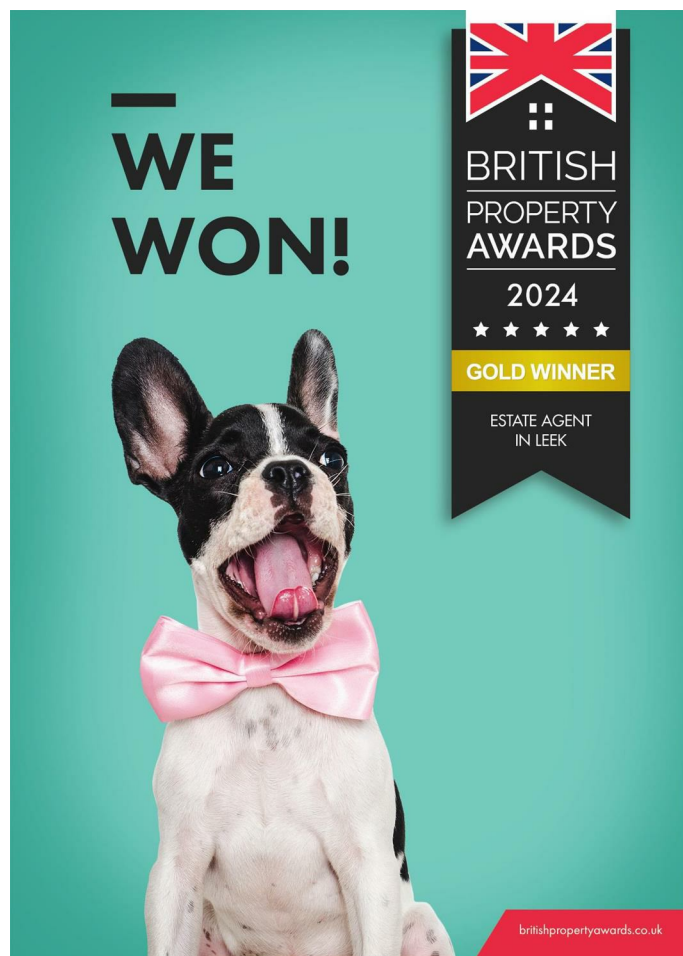
"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents

nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

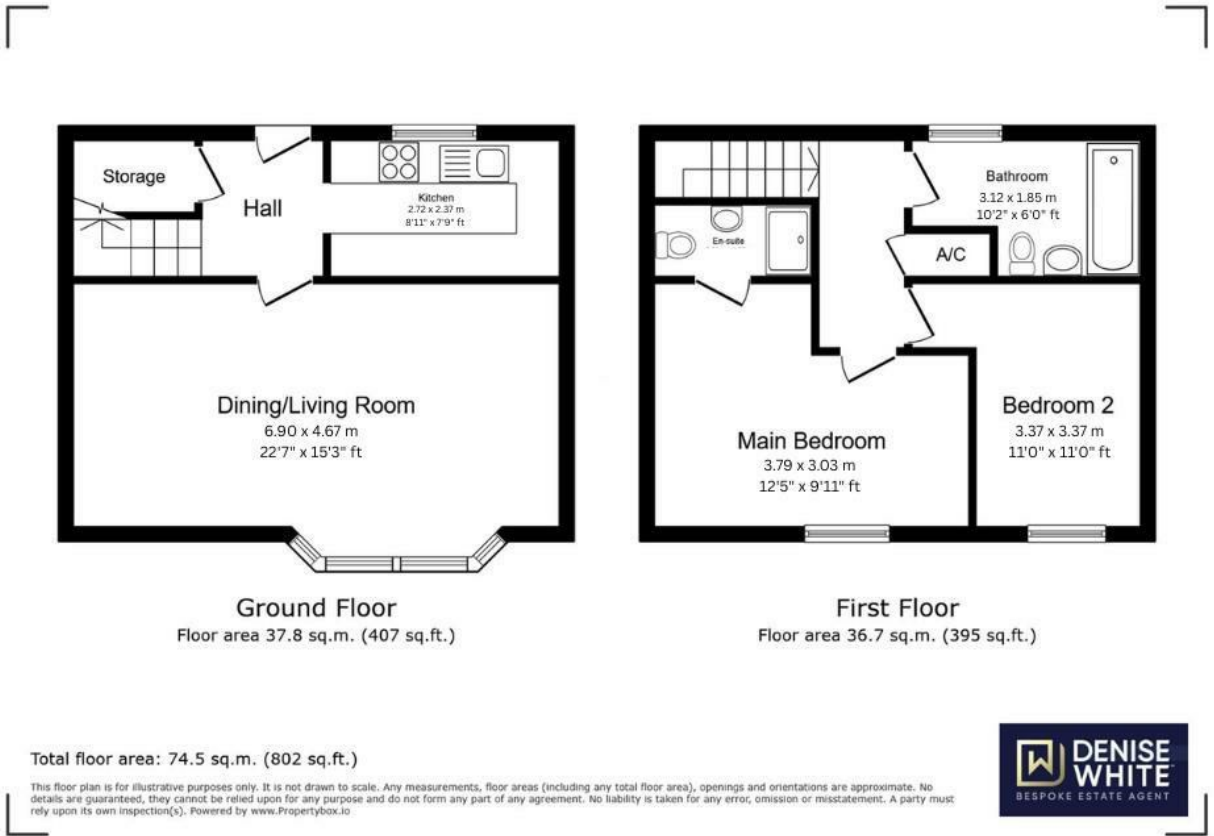
Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

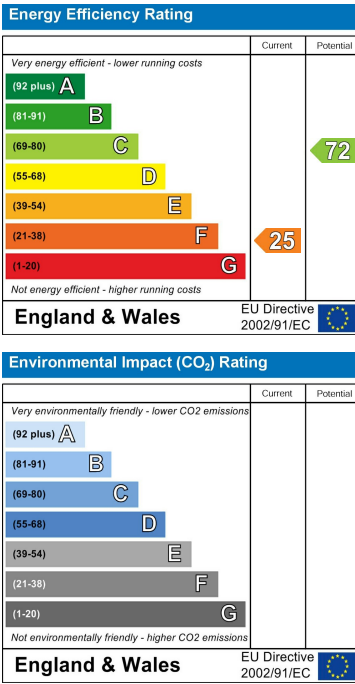
Floor Plan



Area Map



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.