



**3 Botham Drive, Cheddleton, Leek, Staffordshire, ST13 7HE**

**£850 PCM**



## 3 Botham Drive, Leek ST13 7HE

This two bedroom semi detached bungalow situated in the popular village of Cheddleton boasting off road parking, detached garage and tiered well stocked gardens. Accommodation comprising of Living Room with bay fronted window, Kitchen with a good range of fitted units to the base and eye level, two good sized bedrooms, hallway with airing cupboard housing Glow Worm gas fired central heating combi boiler and Bathroom with shower and bath facilities. Externally to the front and side aspect is a paved driveway, Detached Garage with up and over door, tiered gardens to the rear elevation having views over Cheddleton. The home is warmed by a gas fired central heating boiler and is Upvc double glazed throughout. Property is to be let on a six month assured short hold tenancy agreement at a rental of £850pcm with a deposit of £850.00 payable at the commencement of the tenancy. Available November 2025



Council Tax Band: B



### **Entrance Hall**

UPVC double glazed door to the side elevation, radiator, airing cupboard housing Glow Worm gas fired central heating combi boiler. - Size : -

### **Kitchen**

13'7" x 5'3"

UPVC double glazed window to the front elevation, fitted units to base and eye level, stainless steel sink unit with chrome taps and drainer, four ring gas hob, electric fan oven, stainless steel extractor fan over, space for washing machine, tiled splashbacks, space for fridge. - Size : - 13' 7" x 5' 3" (4.14m x 1.59m)

### **Living Room**

11'8" x 12'2"

UPVC double glazed bay window to the front elevation, radiator. - Size : - 11' 8" x 12' 2" (3.55m x 3.72m)

### **Master Bedroom**

10'8" x 10'6"

UPVC double glazed window to the rear elevation, radiator. - Size : - 10' 8" x 10' 6" (3.25m x 3.20m)

### **Bathroom**

7'1" x 5'6"

Lower level WC, pedestal wash hand basin with chrome mixer taps over, panelled bath with chrome mixer taps and shower attachment, radiator, partly tiled walls, extractor fan. - Size : - 7' 1" x 5' 6" (2.15m x 1.67m)

### **Bedroom Two**

10'6" x 6'11"

UPVC double glazed window to the rear elevation, radiator. - Size : - 10' 6" x 6' 11" (3.21m x 2.12m)

### **Outside**

Externally to the front elevation is paved driveway, area laid to lawn with mature plants and shrubs, outside water tap. - Size : -

### **Side Aspect**

Gated access, paved driveway leading to Garage. - Size : -

### **Rear Garden**

Tiered garden with lawned area, mature plants and shrubs, well stocked garden with steps leading to Patio area. - Size : -

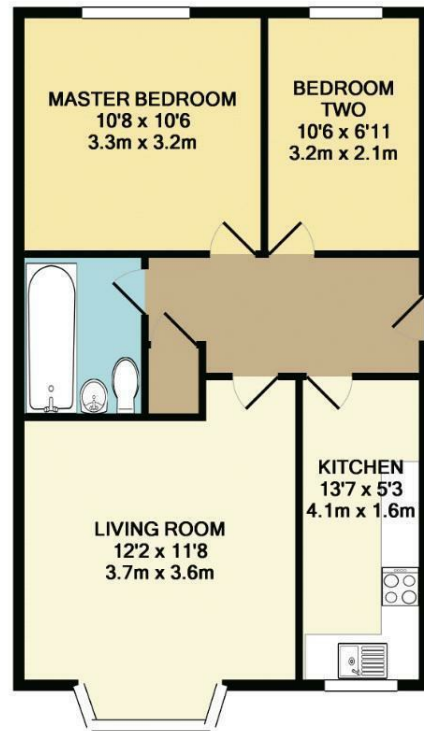
### **Garage**

Up and over door, wood window to the rear elevation, pedestrian door to the side aspect, power and light connected. - Size : -









## Directions

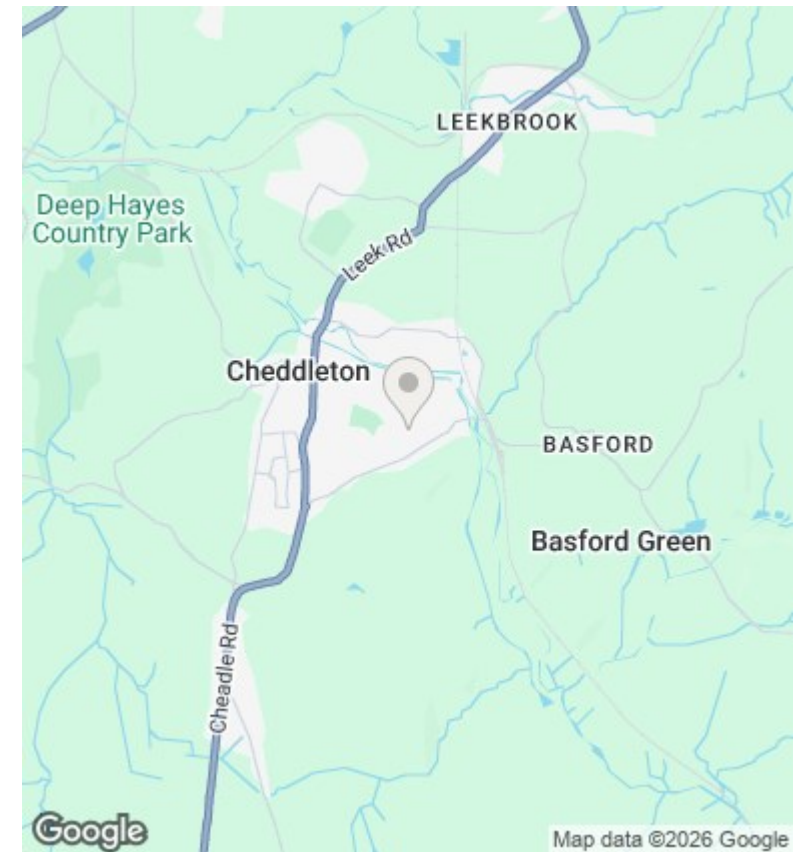
From our Derby Street, Leek, offices proceed out of town via Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road out of the town passing through the villages of Leekbrook and Cheddleton. Upon reaching the mini roundabout turn left into Basford Bridge Lane. Follow this road for a short distance proceeding down the hill and take the second left into Hazelhurst Drive, take the first right into

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC