



Woodlands Avenue, Cheddleton, Staffordshire, ST13 7BY.  
£230,000

Whittaker  
& Biggs Est. 1930



## Woodlands Avenue, Cheddleton, ST13 7BY

This three bedroom semi-detached dormer bungalow has been refurbished to an excellent standard throughout and includes a versatile layout, having two bathroom/shower rooms, impressive 26ft living/dining room, 18ft refitted kitchen being fully integrated, ensuite to bedroom one, low maintenance rear garden and spacious driveway.

You're welcomed into the property via the hallway, then through to the kitchen. This well equipped kitchen boasts, integrated washer, dryer, fan assisted oven, fridge, freezer, dishwasher, five ring ceramic hob, extractor and a good range of shaker style units to the base and eye level. The dining room is a light and airy space with glazed skylight and patio doors to the rear garden.

The living room provides access to the first floor and ample room for living room furniture. Two bedrooms are located to the ground floor, with bedroom one having fitted wardrobe space and both serviced by a refitted bathroom suite. The bathroom incorporates a panel bath, corner shower cubicle, built in cistern with push floor and vanity wash hand basin.

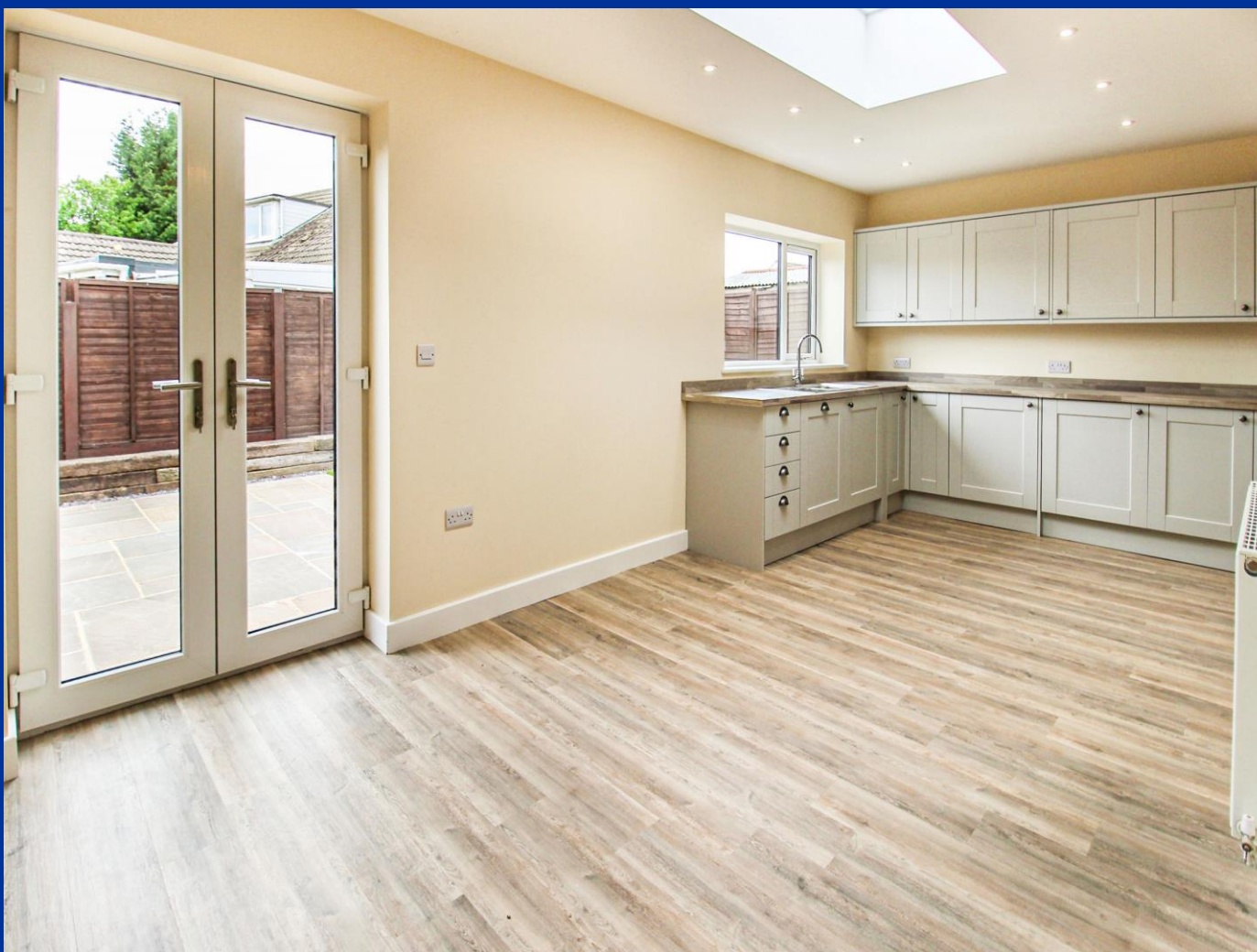
To the first floor is bedroom one, this expansive space has two built in storage cupboards and ensuite shower room. The ensuite has a double shower cubicle, vanity wash hand basin and low level WC.

Externally to the frontage is a walled boundary, tarmacadam driveway to the front/side and to the rear Indian stone patio and artificial lawn area.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes excellent finish, spacious and versatile layout.

### Situation

This home is situated in a rural village location benefiting from open views to the rear elevation. Ideally positioned within the catchment of Westwood Schools and good for commuting to local towns, The Potteries, Macclesfield and Ashbourne.



### Entrance Hall

UPVC double glazed door and window to the side elevation, radiator.

### Open Plan Kitchen/Diner 18' 7" x 10' 9" (5.66m x 3.28m)

Refitted kitchen, fan assisted oven, integrated fridge and freezer, five ring gas ceramic hob with extractor above, integral dishwasher, integral washing machine, freestanding dryer, inset downlights, shaker style units to the base and eye level, wood effect worksurfaces with upstands, stainless steel one and half bowl sink unit with drainer, two chrome radiators, UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the rear elevation, skylight, inset downlights.

### Living Room 26' 1" x 12' 0" (7.95m x 3.65m)

Radiator, staircase to the first floor.

### Bathroom 7' 3" x 7' 1" (2.21m x 2.17m)

Panelled bath, built in cistern with push flush, vanity unit with chrome mixer tap, corner shower cubicle with chrome fitment, wall mounted radiator, inset downlights, extractor, wood double glazed window to the side elevation.

### Bedroom Two 9' 11" x 10' 11" (3.02m x 3.32m)

Wood double glazed window to the front elevation, radiator.

### Bedroom Three 10' 11" x 12' 0" (3.32m x 3.65m)

Built in wardrobe, radiator, wood double glazed window to the front elevation.

### First Floor

#### Bedroom One 16' 6" x 17' 0" (5.04m x 5.19m)

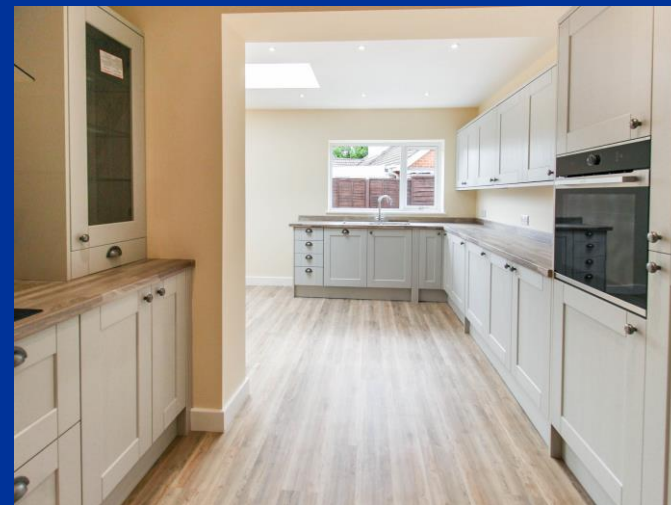
UPVC double glazed window to the rear elevation, radiator, inset downlights, two wardrobes, eaves storage.

### Ensuite 8' 8" x 8' 9" (2.64m x 2.66m)

Walk in shower cubicle, vanity wash hand basin with storage beneath and mixer tap, lower level WC, chrome heated ladder radiator, inset downlights, extractor fan, mirror with light.

### Externally

To the front is tarmacadam driveway, fenced and walled boundaries, courtesy lighting. To the rear is Indian stone patio, artificial grass, sleeper boundary with fencing, slate chipping. To the side is tarmacadam driveway, outside water tap.

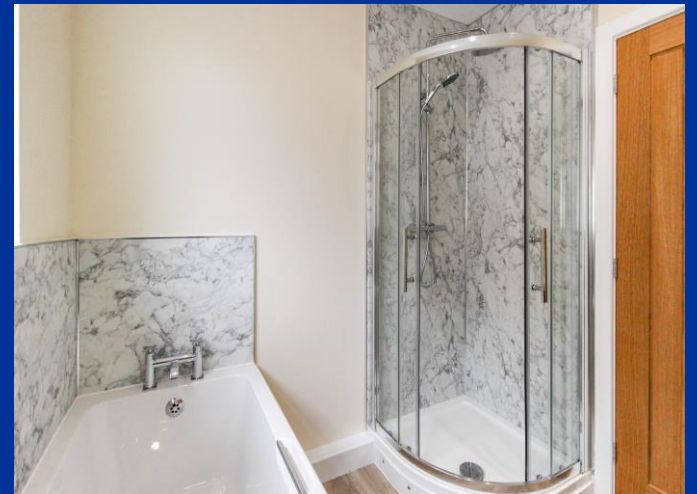




Note:  
Council Tax Band: B

EPC Rating:

Tenure: believed to be Freehold





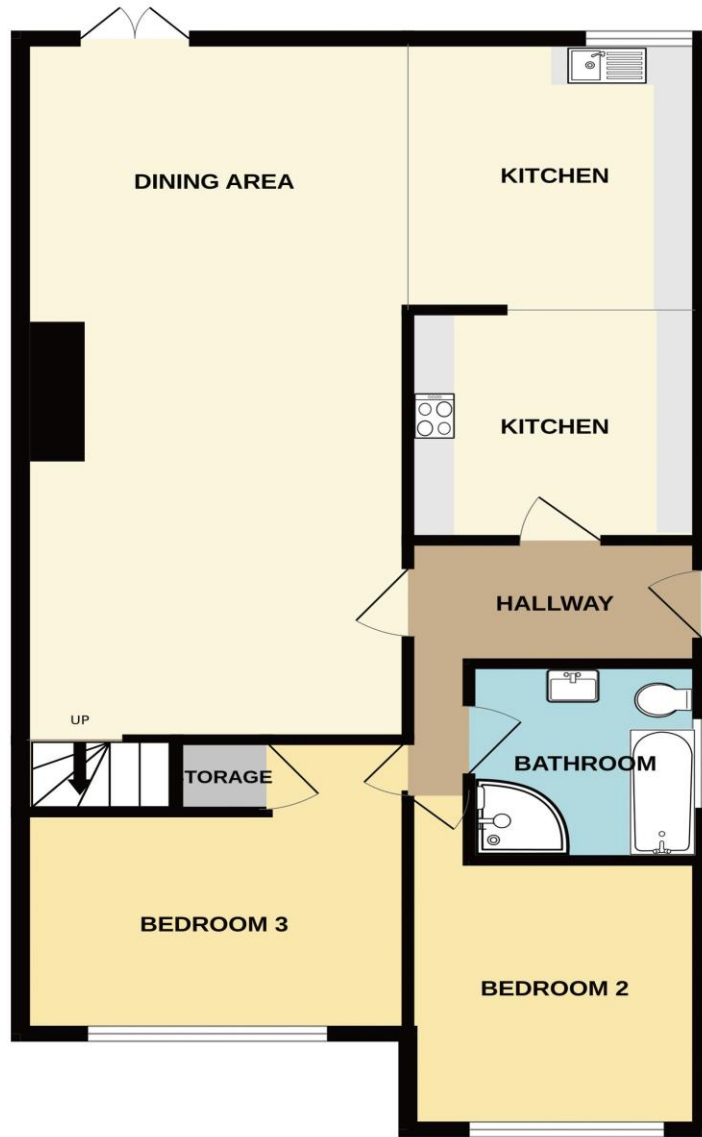




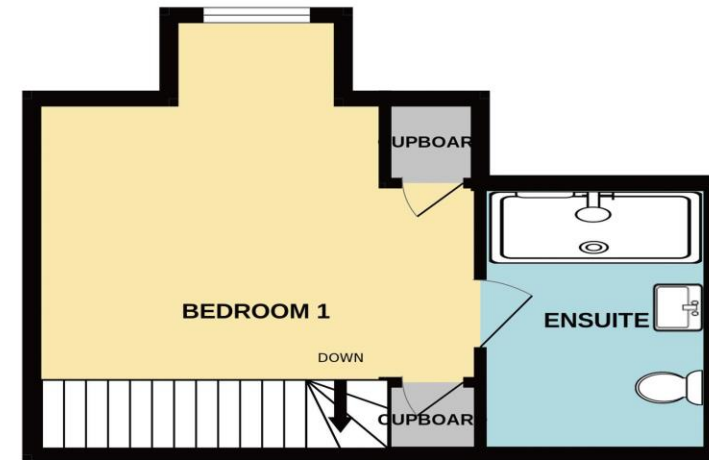




GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the village of Cheddleton and at the mini roundabout continue straight ahead. Follow this road taking the second main turning on the left signposted Felthouse Lane. Follow this road taking the second right into Woodlands Avenue, where the property is situated on the left hand side.

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