



Folly Lane, Cheddleton, ST13 7DA.  
Offers in the Region Of £290,000

Whittaker Est. 1930  
& Biggs

## Folly Lane, Cheddleton, ST13 7DA.

This four bedroom detached property is nestled on a sizable plot in the ever popular village of Cheddleton. The home boasts an impressive 35.5ft garage, spacious living room, fully fitted kitchen plus front and rear gardens. Offered to the market with no upwards chain.

Accommodation within briefly comprises of an entrance hallway with access to both ground floor bedrooms. A 20ft living room offer a focal fireplace and patio doors to the rear elevation, creating ideal indoor / outdoor living. Within the kitchen are units to the base and eye level, four ring electric hob, electric oven, composite sink with drainer and plumbing for a washing machine. A bathroom with corner bath, shower cubicle, lower level WC and vanity wash hand basin complete the ground floor accommodation. Two further bedroom are located to the first floor.

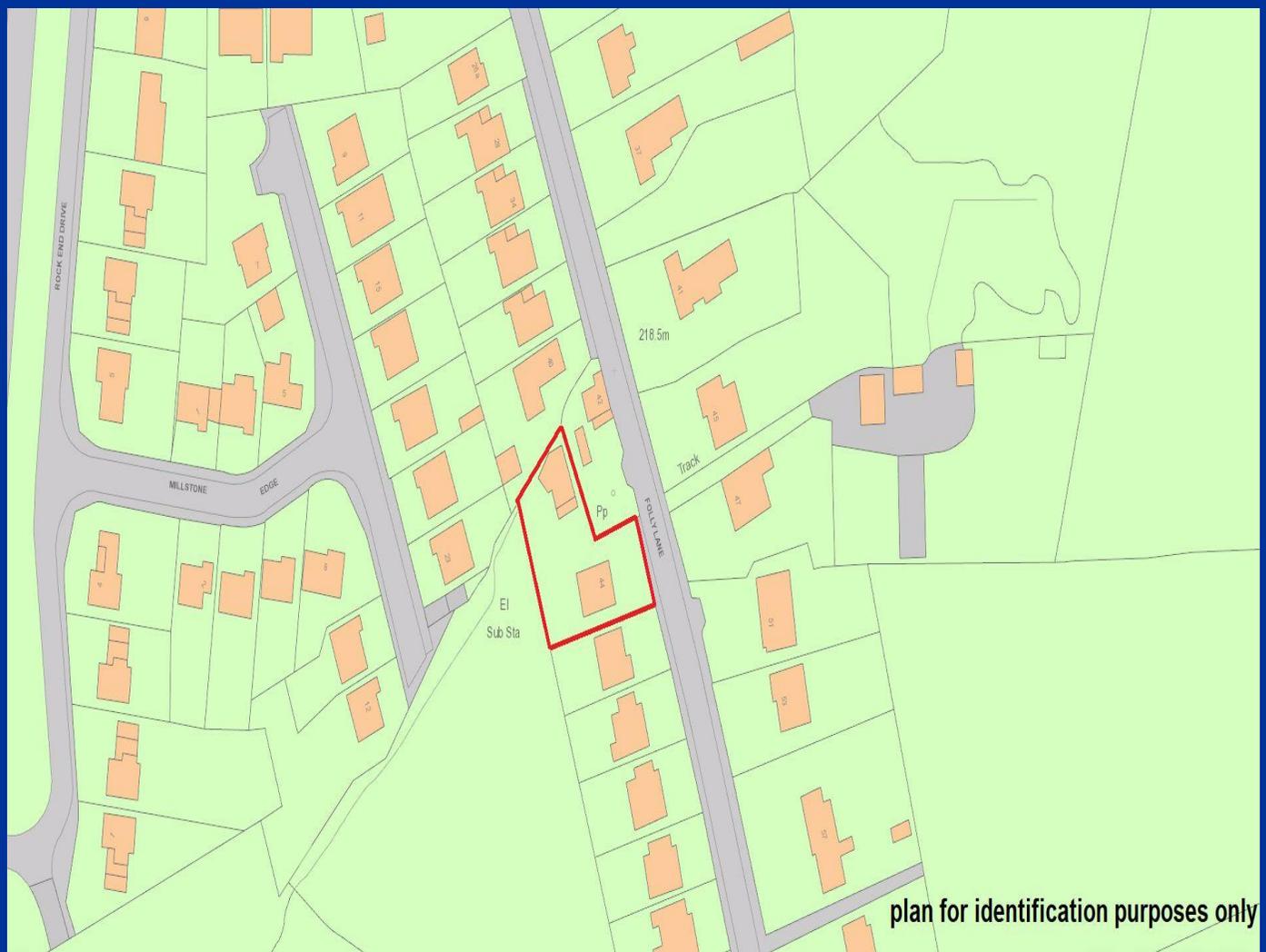
Externally the property is approached via a tarmacadam driveway opening to a crazy paved driveway proving ample off road parking for several vehicles in addition to a mature front garden. To the rear is mainly laid to lawn with a patio.

A viewing comes highly recommended to appreciate the size, position and quality on offer.

### Situation

The village of Cheddleton is some three and a half miles south of the historic market town of Leek. Ideally positioned Cheddleton offers a local village first school and then feeds into the Middle and High Schools to the West End of Leek. Suitable for commuting, the location is within easy reach of the Derbyshire and Cheshire borders and Macclesfield and Stoke station offer easy commuting times into Manchester, Birmingham and London.

The town of Leek boasts a wealth of independant traders whilst being home to a number of large retailers and large supermarkets.



### Entrance Hallway

UPVC double glazed door and window to the front elevation, radiator, staircase to the first floor, storage cupboard, cornicing, Parquet flooring.

### Living Room 19' 9" x 14' 2" (6.03m x 4.31m)

UPVC double glazed patio doors and window to the rear elevation, UPVC double glazed windows to both side elevations, four radiators, electric fire place, cornicing, ceiling rose.

### Kitchen 9' 0" x 11' 0" (2.74m x 3.341m)

UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, four ring electric hob, extractor fan, electric oven, composite sink with drainer, chrome mixer tap, plumbing for washing machine.

### Bedroom One 12' 6" x 10' 10" (3.8m x 3.29m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, wash hand basin, cornicing.

### Bedroom Two 9' 1" x 8' 5" (2.78m x 2.56m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

Two UPVC double glazed windows to the side elevation, radiator, corner bath, shower cubicle, lower level WC, vanity wash hand basin.

### First Floor

#### Landing

Storage cupboard.

### Bedroom Three 11' 0" x 10' 7" (3.36m x 3.23m)

UPVC double glazed window to the side elevation, radiator, wash hand basin.

### Bedroom Four 11' 4" x 9' 11" (3.46m x 3.01m)

UPVC double glazed window to the side elevation, radiator, wash hand basin.

### Externally

To the front, tarmac driveway, crazy paved driveway, area laid to lawn, walled boundaries, mature plants and shrubs. To the rear, crazy paved patio, area laid to lawn fenced boundaries, mature plants and shrubs.

### Garage 35' 8" x 25' 6" (10.86m x 7.77m)

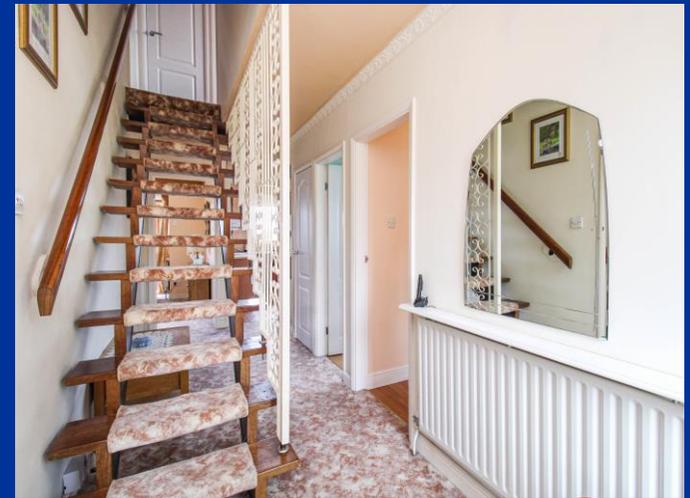
Two set of double doors to the front elevation, two UPVC double glazed windows both side elevations, units to the base, light and power connected.



Note:  
Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold



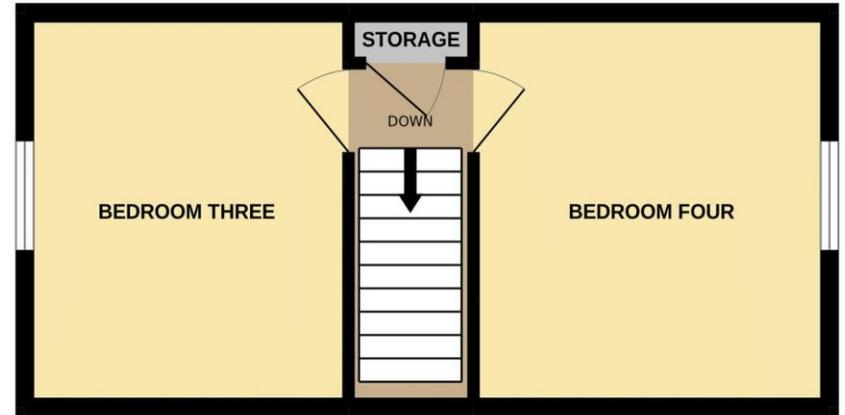




GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through Birchall and Leekbrook and on to the village of Cheddleton. Proceed over the mini roundabout which then becomes Cheadle Road, continue along this road taking the second left into Folly Lane. Follow this road for a short distance, where the property is situated on the right hand identifiable by Whittaker & Biggs for Sale' Board.

**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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