



Felthouse Lane, Cheddleton, ST13 7BS.
Offers in Excess of £165,000

Whittaker Est. 1930
& Biggs

Felthouse Lane, Cheddleton, ST13 7BS.

An excellent opportunity to acquire this semi-detached bungalow boasting two sizeable bedrooms, ample off road parking with garage and enclosed gardens. 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 with electric cooker point, plumbing for a washing machine and stainless steel sink. A sizeable living room with open fire place and UPVC double glazed sliding doors leading to the garden. In addition to two good sized bedrooms with fitted wardrobes and bathroom having a panelled bathtub, WC and pedestal wash hand basin. The property has UPVC double glazing throughout and warmed via gas central heating. Externally is mainly laid to gravel with a brick herringbone drive way proving ample off road parking. Offered for sale with NO CHAIN. A viewing is highly recommended.



Situation

This home is situated in the popular village of Cheddleton, being only a short drive out of the busy market town of Leek. Ideally placed for commuting to the surrounding towns, The Potteries or the Motorway Network. The village boasts various shops and amenities and first school, together with many country walks along the canal side.



Porch

UPVC double glazed door and window to the front elevation.

Hallway

Storage cupboard, radiator.

Kitchen 10' 11" x 8' 5" (3.33m x 2.57m)

UPVC double glazed window to the side elevation, UPVC double glazed door to the front elevation, radiator, boiler, range of units to the base and eye level, plumbing for a washing machine, stainless steel sink with drainer, chrome mixer tap, electric cooker point, space for a standing fridge freezer.

Bedroom One 11' 7" x 11' 1" (3.54m x 3.38m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes.

Bedroom Two 10' 11" x 9' 11" (3.32m x 3.03m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes.

Living/Dining Room 12' 0" x 16' 0" (3.67m x 4.87m)

UPVC double glazed sliding door to the side elevation, radiator, open fire place, corncicing.

Bathroom 7' 4" x 7' 5" (2.23m x 2.26m)

UPVC double glazed window to the front elevation, storage cupboard, panelled bathtub, shower over, lower level WC, pedestal wash hand basin.

Externally

To the front, brick herringbone driveway, fenced boundaries, mature plants and shrubs, area laid to gravel. To the rear, area laid to artificial lawn, brick herringbone yard, fenced boundaries, water tap, garage.



Note:
Council Tax Band: B

EPC Rating:

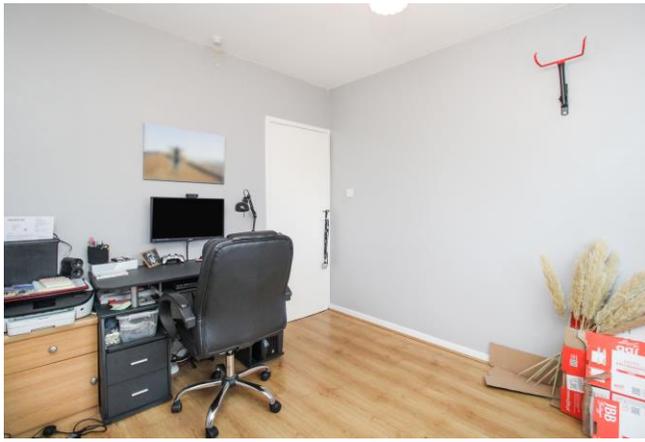
Tenure: believed to be Freehold





TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)

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



Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights turn left into the A520 Cheddleton Road, continue along the road passing through the village of Leekbrook and Cheddleton, after passing through the village of Cheddleton upon reaching the mini roundabout at the top of the hill proceed straight ahead which then becomes Cheadle Road, follow this road for a short distance and take the left hand turn on to Felthouse Lane. The home is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

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