



Ostlers Lane, Cheddleton, Staffordshire, ST13 7DQ.
Offers in the Region Of £290,000

Est. 1930
**Whittaker
& Biggs**

Ostlers Lane, Cheddleton, ST13 7DQ

This three bedroom link-detached family home is nestled within an impressive corner plot, having spectacular open and far reaching views. The property has a large driveway to the frontage, providing off street parking for a number of vehicles, garage with electric door, front, side and rear gardens. The property has the addition of a Upvc double glazed conservatory located to the rear of the property and a contemporary kitchen and wet room.

You're welcomed into the property via the porch, then into the hallway with useful cloakroom off. The living room has excellent views to the frontage and feature fireplace. The dining room is located to the rear, has ample room for a family sized table and chairs, access to the conservatory and kitchen. The well equipped kitchen has integral fridge, freezer, dishwasher, electric grill/fan assisted oven and gas hob. To the first floor are three bedrooms and a wet room. The wet room is fully tiled, has a walk in shower with glass screen, pedestal wash hand basin and low level WC.

Externally to the frontage is a herringbone block paved driveway, access to the garage which has an electric roller door, power, light and pedestrian door to the rear. The rear garden is fully enclosed so is ideal for children/pets and low maintenance, being laid to patio and artificial grass with gated access to the side.

The property is offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the stunning views, desirable location, potential and plot size.

Situation

This property is situated in the village of Cheddleton which is some three and a half miles south of the historic market town of Leek. Ideally positioned Cheddleton offers a local amenities which are within easy walking distance of the property.

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 independent traders whilst being home to a number of large retailers and large supermarkets.



Entrance Porch

UPVC double glazed double doors and windows to the front elevation.

Entrance Hallway

UPVC double glazed door and window to the front elevation, radiator, staircase to the first floor.

WC

Lower level WC, wall mounted sink.

Living Room 10' 8" x 11' 7" (3.25m x 3.52m)

UPVC double glazed window to the front elevation, radiator, living flame gas fire set on marble effect hearth, surround and mantle.

Dining Room 10' 3" x 8' 10" (3.13m x 2.68m)

Radiator, UPVC double glazed patio doors into conservatory.

Conservatory 9' 8" x 9' 2" (2.95m x 2.80m)

Being of UPVC double glazed construction, double doors to the side elevation.

Kitchen 10' 1" x 8' 8" (3.07m x 2.64m)

Range of fitted units to the base and eye level, integral fridge, integral freezer, composite sink with drainer and mixer tap, integral washing machine, four ring gas hob, UPVC double glazed window to the rear elevation and door to side elevation, wall mounted boiler, Lamona electric grill and fan assisted oven.

First Floor

Landing

Radiator, UPVC double glazed window to the side elevation, cupboard.

Bedroom One 10' 7" x 11' 2" (3.23m x 3.40m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes.

Bedroom Two 10' 5" x 9' 5" (3.18m x 2.87m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 6' 5" x 6' 6" (1.96m x 1.97m)

UPVC double glazed window to the side elevation.

Shower Wet Room 5' 6" x 8' 1" (1.68m x 2.46m)

Fully tiled, shower with chrome fitment, lower level WC, pedestal wash hand basin, chrome heated ladder radiator, inset downlights, loft access, UPVC double glazed window to the side and rear elevation.

Externally

To the front is block paved herringbone driveway, gravel area, walled boundary. To the rear is patio area, artificial lawn, fenced boundaries, raised bark area, courtesy lighting, gated access to the side elevation, further raised garden area, stone wall.

Garage 16' 8" x 8' 1" (5.07m x 2.47m)

Electric roller door, door to the rear elevation, window to the rear elevation, power and light connected.



Note:
Council Tax Band: C

EPC Rating: TBC

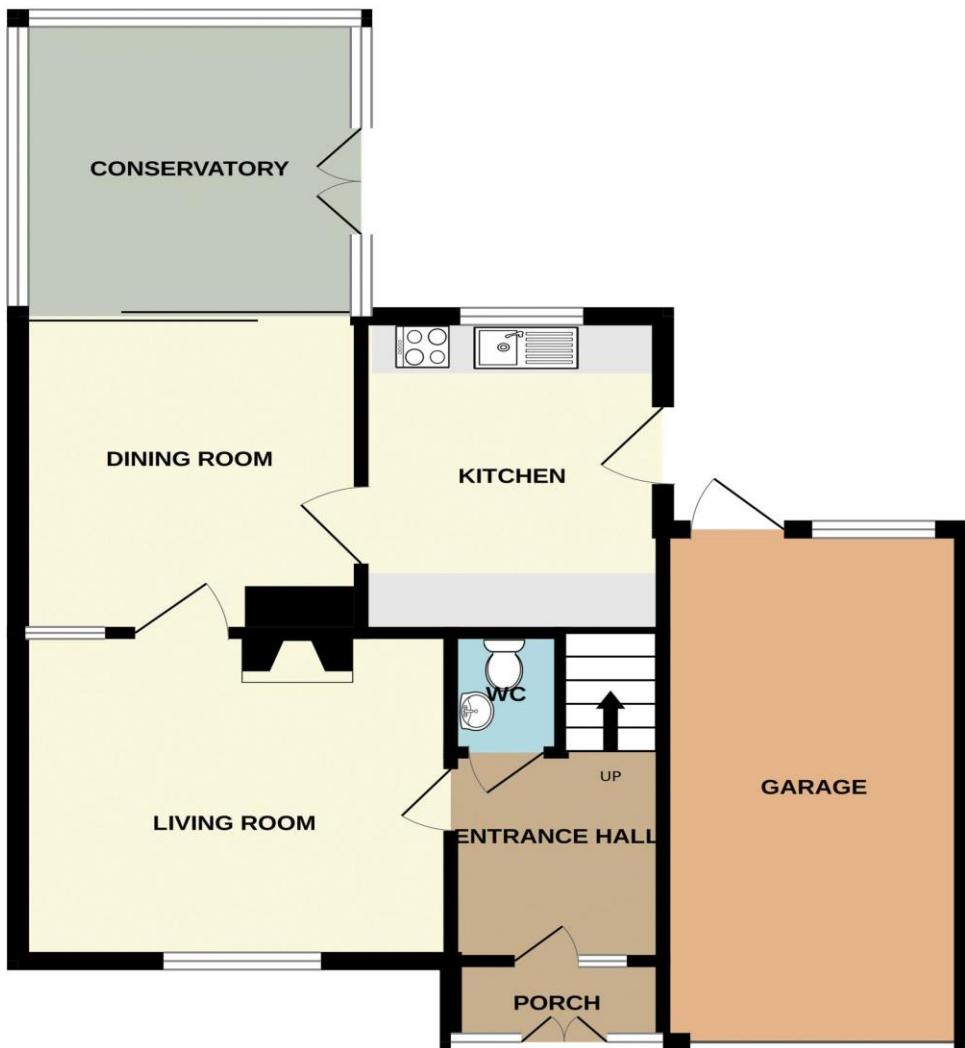
Tenure: believed to be Freehold



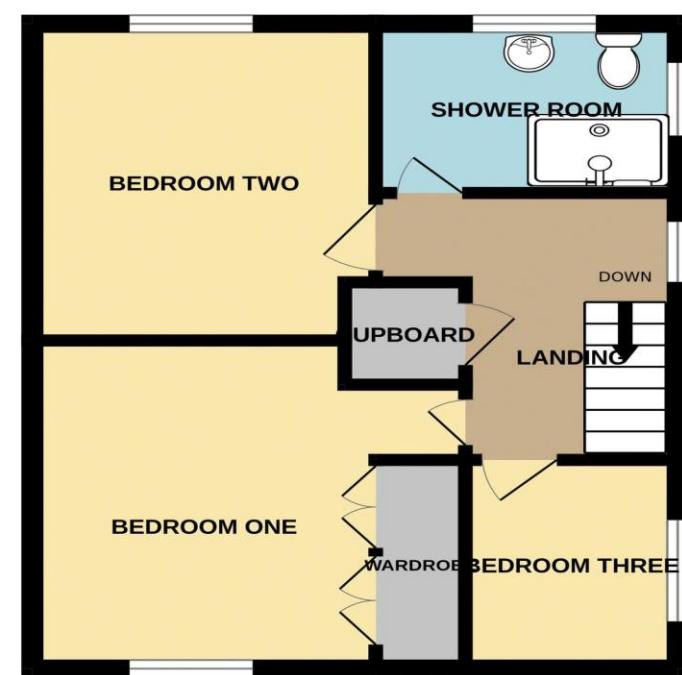




GROUND FLOOR



1ST FLOOR



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, upon reaching the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton, as you proceed up the bank continue straight over at the mini roundabout and then take the first right into Ostlers Lane. Continue along for a short distance where the property is situated on the right hand side.

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