



Millstone Edge, Cheddleton ST13 7DJ.
Offers in Excess of £325,000



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An excellent opportunity to acquire this well presented three bedroom detached bungalow boasting two sizable reception rooms, a bath and shower room, utility room plus garage. Nestled on a private and generous plot situated at the head of a quiet cul de sac located in the ever popular village of Cheddleton this property is offered to the market with no upwards chain.

Accommodation within comprises of an entrance hall opening to the 14.5ft living room with multi fuel stove and bay window creating a light and airy space. The dining room is of similar proportion with electric fire and patio doors to the side making it an idea space for indoor / outdoor living.

The kitchen has units to the base and eye level, Neff four ring gas hob, Neff electric oven / grill, composite sink with drainer and integral fridge / freezer. A useful utility room is located off the inner hallway with units to the base and eye level, stainless steel sink with drainer and plumbing for both a washing machine and dishwasher.

Three good sized bedrooms are on offer with all three having fitted wardrobes. An bath room and further shower room complete the internal accommodation.

Externally the property is idea for a caravan or boat with an excess of off road parking in addition to the garage. To the rear is mainly laid to lawn with a stone flagged patio and fence boundaries.

Internal viewing of this spacious bungalow is essential to fully appreciate the accommodation and location on offer.

Situation

Situated at the head of a quiet cul-de-sac location just on the outskirts of the popular village of Cheddleton. Ideally positioned for commuting to Leek, Ashbourne and Buxton or towards Stoke and The Potteries conurbation.



Porch

Wooden glazed door with feature in set window to the front elevation.

Hallway

Wooden door to the front elevation, radiator, loft access, storage cupboard.

Living Room 12' 9" x 14' 10" (3.89m x 4.51m)

UPVC bay window to the front elevation, multi fuel stove, tiled hearth, sandstone surround, radiator, cornicing.

Inner Hallway

UPVC double glazed door to the rear elevation, loft access, cornicing.

Kitchen 11' 4" x 7' 10" (3.46m x 2.38m)

UPVC double glazed window to the rear elevation, radiator, Neff double oven electric oven / grill, four ring Neff gas hob, extractor fan, composite one and a half sink with chrome drainer, mixer tap, integral fridge / freezer.

Utility Room 6' 11" x 9' 9" (2.10m x 2.97m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, plumbing for a dishwasher machine, plumbing for a washing machine, stainless steel sink with drainer, chrome mixer tap, Worcester BOSCH boiler.

Dining Room 15' 6" x 13' 2" (4.72m x 4.01m)

UPVC double glazed bay window to the front elevation, UPVC double glazed patio doors and windows to the side elevation, radiator, electric fire, marble hearth, wooden surround, cornicing.

Shower Room 5' 3" x 6' 2" (1.59m x 1.88m)

UPVC double glazed window to the side elevation, shower cubicle, lower level WC, pedestal wash hand basin, radiator.

Bedroom One 11' 4" x 9' 11" (3.45m x 3.02m)

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

Bedroom Two 12' 8" x 8' 4" (3.87m x 2.53m)

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

Bedroom Three 8' 4" x 9' 11" (2.53m x 3.02m)

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

Bathroom 7' 11" x 6' 9" (2.42m x 2.05m)

UPVC double glazed window to the rear elevation, radiator, panelled bath with electric shower over, pedestal wash hand basin, lower level WC.

Externally

To the frontage, brick herringbone / tarmacadam driveway, fenced boundaries. To the rear, area laid to lawn, stone flagged patio, fenced boundaries, mature plants and shrubs.



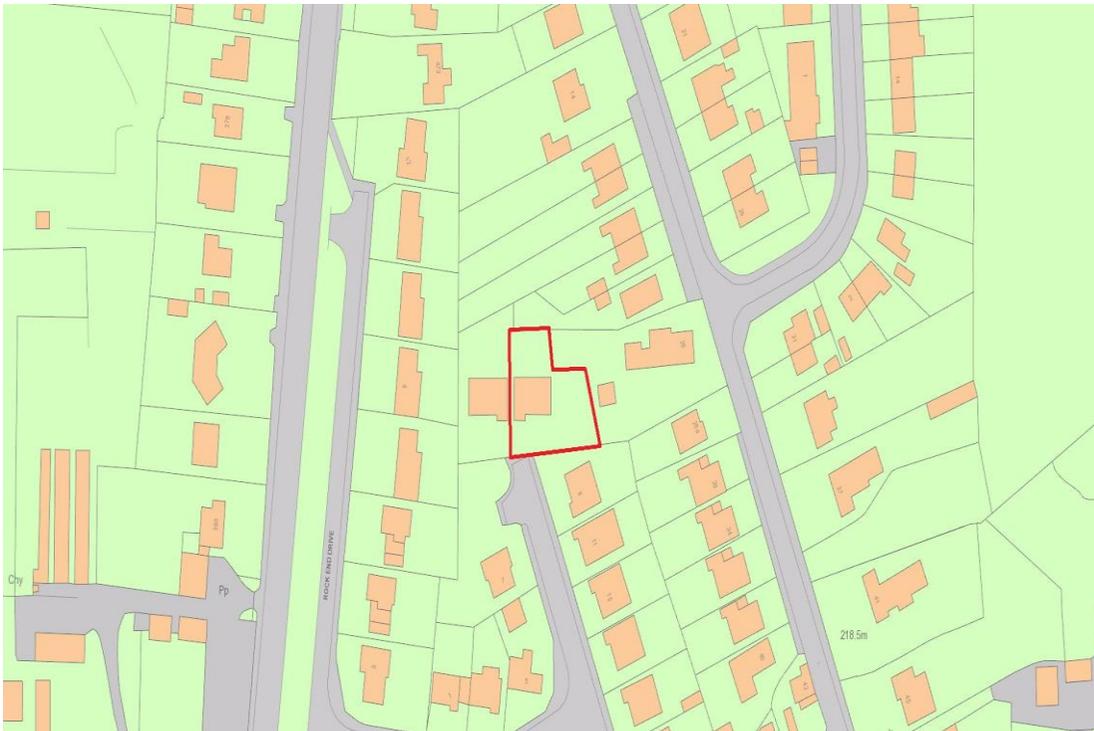
Note:
Council Tax Band: D

EPC Rating: TBC

Tenure: believed to be Freehold









TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.7 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

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Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left onto A520 Cheddleton Road. Follow this road passing through the village of Leekbrook and Cheddleton and just prior to reaching Wetley Rocks, take the left hand turn into Rock End Drive, follow this drive taking the first right into Milestone Edge. Follow this road to the T junction bearing left where Sunnyview is situated at the head of the cul de sac on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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