



Babylon Bank, Cheddleton, ST13 7HN.
Offers in the Region Of £190,000

Whittaker
& Biggs Est. 1930

Babylon Bank, Cheddleton, ST13 7HN.

This three Bedroom semi-detached home ideally located in the popular village of Cheddleton, within the catchment for the sought after Westwood Schools. The accommodation comprises Living Room, Dining Room with open plan modern fitted Kitchen, boasting a composite sink, integral dishwasher and integral fridge/ freezer, four ring electric hob and electric oven. Also the ground floor offers a cloakroom, with lower level WC and pedestal wash hand basin. To the first floor are three spacious Bedrooms, having the additional benefit of En-Suite shower room to bedroom one, and white suite family Bathroom. Externally, the property offers enclosed easy maintained rear gardens with off road parking to the front aspect. Located in the village of Cheddleton in close proximity to local amenities and within walking distance of Caudon Canal and the local steam railway. Inspection of this well presented home is ESSENTIAL to appreciate the location and quality on offer.

Situation

This family 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.



Entrance Porch

Courtesy lighting.

Entrance Hall

UPVC double glazed entrance door with inset leaded light panel to front elevation, radiator, staircase off, Towerstat central heating thermostat.

Living Room 12' 3" x 15' 1" (3.73m x 4.59m)

UPVC double glazed window to front elevation, radiator. Double doors leading to:

Dining Room 8' 11" x 12' 10" (2.73m x 3.90m)

UPVC double glazed patio doors to rear garden, inset breakfast bar, single radiator, inset halogen downlighters in chrome surround. Understairs Store off incorporating wall light.

Open plan to Kitchen 8' 9" x 8' 11" (2.66m x 2.71m)

Excellent range of modern gloss units with brushed chrome fittings comprising base cupboards and drawers incorporating integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, electric oven, roll top work surfaces over incorporating one and a half bowl stainless steel sink unit with chrome mixer tap above, four ring halogen hob, chrome splashbacks. Range of matching wall cupboards with chrome extractor fan with light, UPVC double glazed window to rear elevation, inset halogen downlighters in chrome surround.

Downstairs Cloakroom

Housing low level W.C., wash hand basin on feature chrome supports, radiator, UPVC double glazed frosted window to side elevation.

First Floor

Landing

Loft access, radiator. Airing Cupboard off incorporating Halstead gas fired Combination boiler, fixed shelving.

Bedroom One 10' 3" x 10' 11" (3.13m x 3.32m)

UPVC double glazed window to front elevation, radiator. Two double built-in wardrobes incorporating hanging space and shelving.

En-Suite

Housing low level W.C., pedestal wash hand basin, tiled splashbacks, double walk-in shower cubicle with shower fitment over, UPVC double glazed frosted window to side elevation, single radiator, inset halogen downlighters in chrome surround, tiled flooring.

Bedroom Two 8' 10" x 10' 11" (2.68m x 3.32m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 7' 0" x 7' 1" (2.13m x 2.16m)

UPVC double glazed window to front elevation, radiator.

Bathroom

White suite comprising low level W.C., pedestal wash hand basin, panelled bath, tiled splashbacks, UPVC double glazed frosted window to rear elevation, radiator, inset halogen downlighters in chrome surround, tiled flooring.

Loft

Boarded with light.

Outside

Parking to the front for three vehicles.



Gardens

Enclosed gardens to the rear laid to stone flagged patio with walled boundary, area laid to artificial grass, feature decking area with inset lighting. Timber and felt Garden Shed incorporating power. Courtesy lighting, cold water tap, pedestrian access to the front of the property.

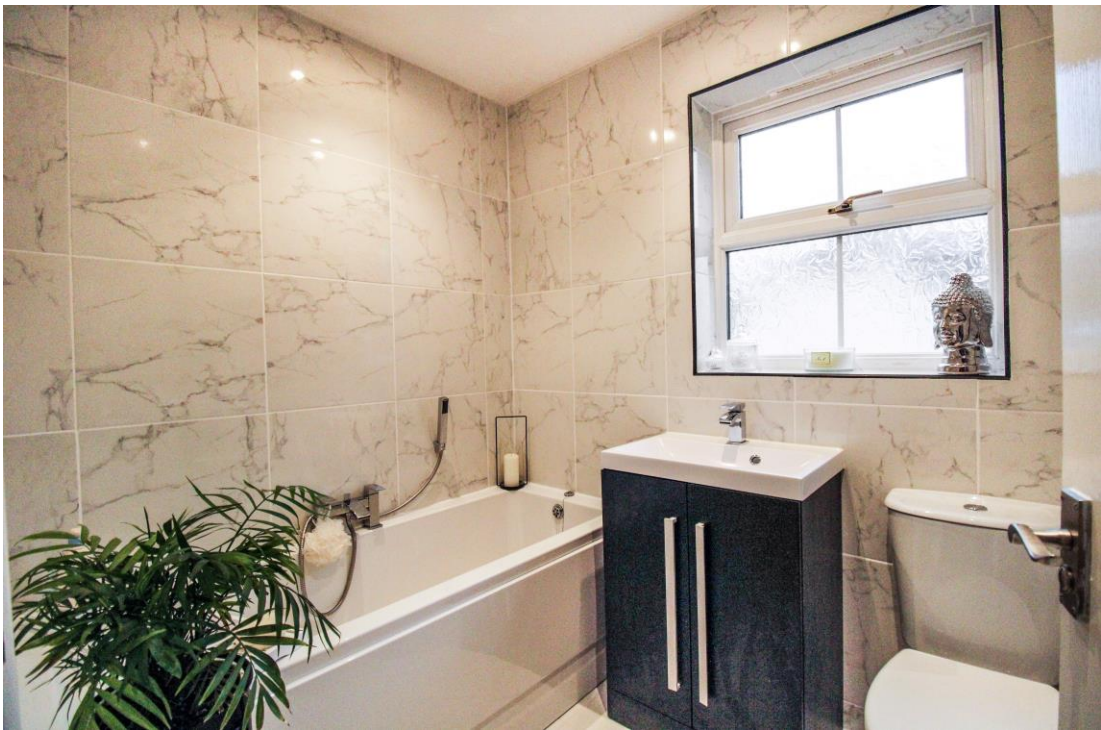
Note:

Council Tax Band: B

EPC Rating: C

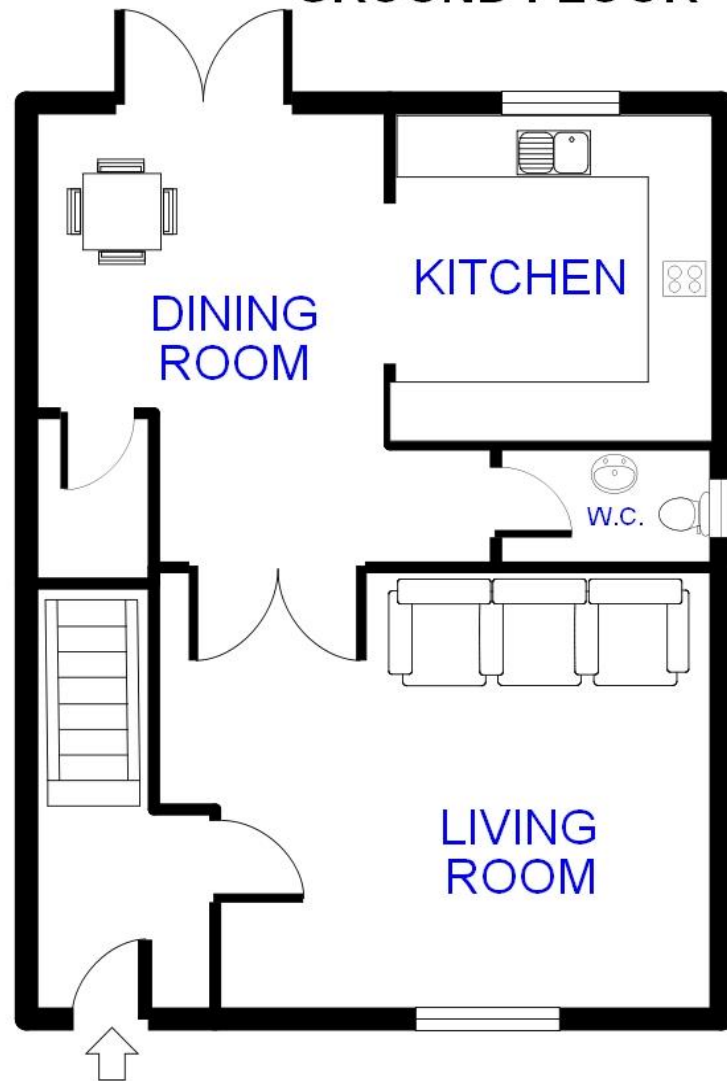
Tenure: believed to be Freehold



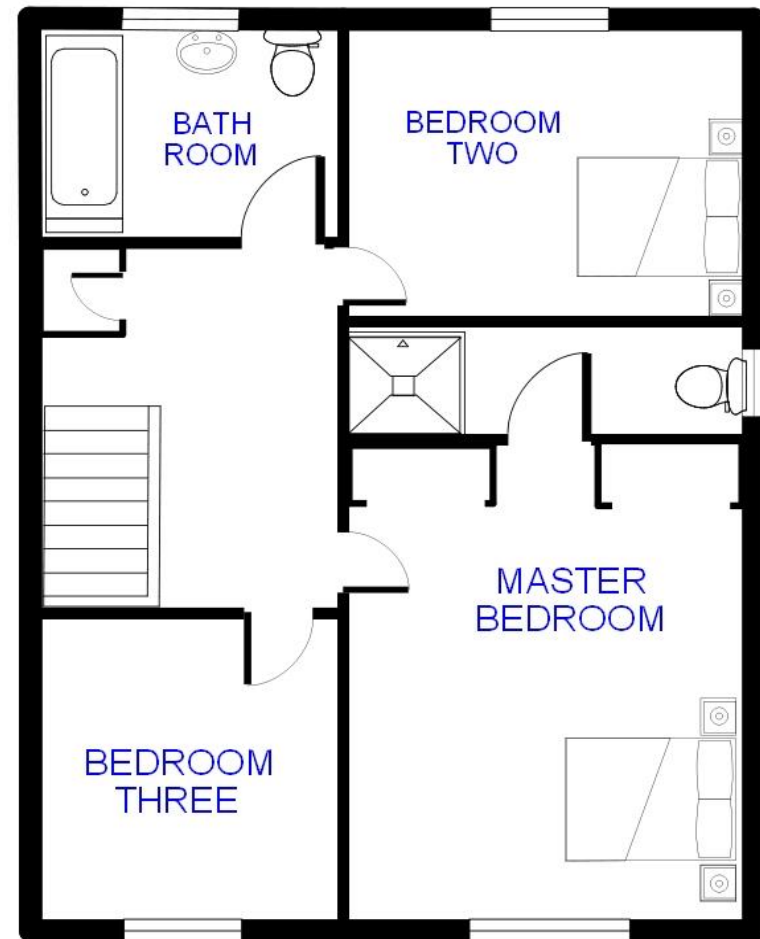




GROUND FLOOR



FIRST FLOOR



Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street. At the traffic lights turn left onto the A520 Cheddleton Road. Follow this road passing through Leekbrook and upon entering the village of Cheddleton, just passing The Red Lion public house on the left hand side, take the left hand turn into Babylon Bank identifiable by a Whittaker & Biggs fingerboard where the property is situated on the left hand side identifiable by a Whittaker & Biggs For Sale board.

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