



3 Ostlers Lane  
Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 3 Ostlers Lane

Cheddleton  
ST13 7HS

- \* This beautifully presented semi-detached cottage is located in a highly regarded position in the old part of Cheddleton village.
- \* The property has been upgraded and improved to a high standard by the current vendors and is highly convenient for local shops and amenities, including the popular primary school.
- \* Benefiting from Upvc double glazing and gas fired central heating.
- \* The accommodation briefly comprises: Entrance Porch, Living Room through to Dining Room with double doors to rear and Kitchen to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor. Bedroom / Attic Room located on the top floor.
- \* Forecourted area and a delightful enclosed rear garden with fully stocked display borders and sitting areas.
- \* An internal inspection of the property comes highly recommended.



Offers In The Region Of £240,000



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Leek - 01538 383344



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# General Information

## Entrance Porch

Tiled floor. Electric heater. Access to:

## Living Room / Dining Room

Open fire x 2. Radiator x 2. Laminate flooring. Coving. Wall light point x 2. Understairs storage. Double doors to rear. Understairs storage.

## Kitchen

Wall and base units. Ceramic sink unit with drainer and mixer tap. Electric hob with extractor unit above. Electric oven. Microwave. Plumbing point. Tiled floor. Rear door. Spotlights. Heated towel rail.



## First Floor

### Landing Area

Radiator. Stairs off.

### Bedroom

Radiator. Coving.

### Bedroom

Radiator. Coving. Laminate flooring.

### Shower Room

Double shower cubicle. W.c. Wash basin. Heated towel rail. Spotlights. Storage cupboard.

## Second Floor

### Attic Room / Bedroom

Radiator.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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