



147 Ostlers Lane  
Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 147 Ostlers Lane

Cheddleton, Leek

Staffordshire

ST13 7DQ

- \* This exceptionally well presented four bedroom semi-detached bungalow is situated in a highly sought after spot on the edge of Cheddleton enjoying a pleasant outlook over the surrounding countryside.
- \* The property has been renovated and modernised by the current vendors to an excellent standard throughout to create an outstanding family home.
- \* Offering easy access to the local village amenities, shops and primary school and also for travelling into the popular market of Leek.
- \* The property benefits from double glazing and gas fired central heating and briefly comprises: Entrance Porch, Entrance Hall, superb open plan Living Room and Dining Area with feature log burner, bespoke Kitchen with double doors to rear and central island, Rear Hall and Utility Room, Two Bedrooms and Shower Room to the ground floor. To the first floor is the impressive L-Shaped Master Bedroom with Dressing Area, feature Bathroom and a further Bedroom.
- \* Occupying a very generous sized plot with ample parking and turning space to the front, rear garden with lawned and paved areas and detached garage.
- \* An internal inspection of the property comes most strongly recommended.

**Offers in the region of : £399,950**



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Council  
Tax Band

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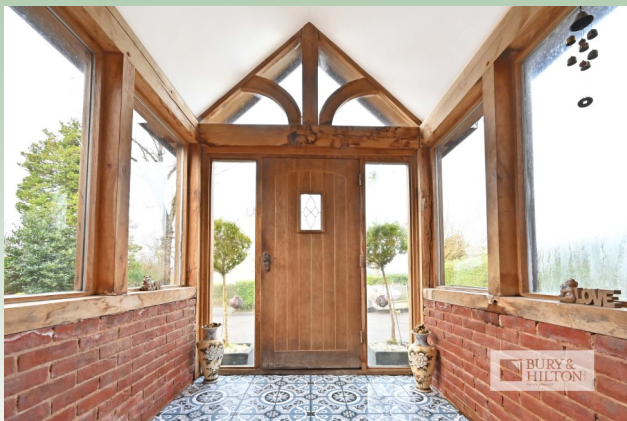


Leek Office - 01538 383344



leek@buryandhilton.co.uk





# Accommodation

## Entrance Porch

Tiled floor. Exposed brick. Access to:

## Entrance Hall

Feature tiled floor. Radiator.

## Living Room / Dining Room

Oak flooring. Feature log burner. Bay window. Radiator 3. Stairs off. Access to:

## Kitchen

Extensive range of wall and base units. Tiled floor. Quartz work-tops. Double doors to rear. Cooker. Extractor unit. Ceramic sink with mixer tap. Integrated fridge / freezer, dishwasher and microwave. Spotlights. Central island.

## Rear Porch

Side door. Access to:

## Utility room

Radiator. Tiled floor. Plumbing point.

## Bedroom

Radiator.

## Bedroom

Radiator. Laminate flooring.

## Shower Room

Walk-in shower area. Feature sink. W.c. Radiator. Tiled floor. Spotlights..

## First Floor

## Landing area / Bathroom area

Velux window. Free standing feature bath. Radiator. Tiled floor. Spotlights.

## Master Bedroom

Radiator x 2. Velux window. Spotlights. Range of bespoke fitted wardrobes.





## Bedroom

Radiator. Spotlights. Laminate flooring.

## Outside

Occupying a very generous sized plot with ample parking and turning space to the front, rear garden with lawned and paved areas and detached garage.

## Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

## Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

## Method of Sale

The property is offered by Private Treaty

## Viewing

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

## Services

Mains water, electricity, and drainage.

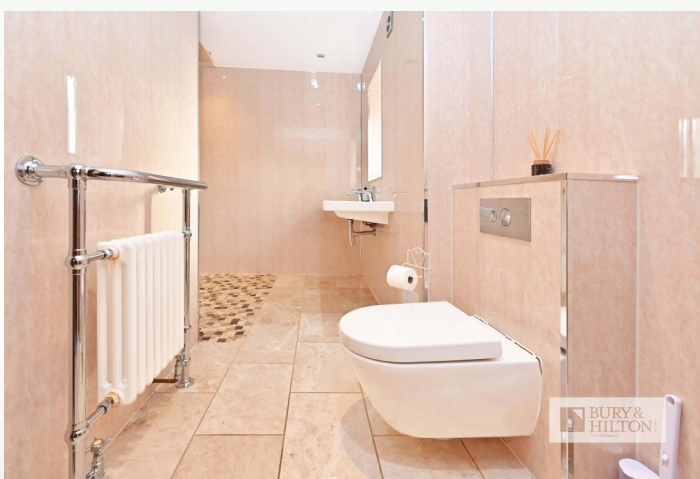
## Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

## Fixtures and Fittings

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

**Broadband & Mobile Connectivity:** The property is well placed for mobile coverage; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.







### Agents Note:

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.



All measurements are approximate and for display purposes only



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : leek@buryandhilton.co.uk

**www.buryandhilton.co.uk**

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#### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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