



# Basford Bridge Lane

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

## 111 Basford Bridge Lane

Cheddleton, Leek

Staffordshire

ST13 7EQ

- \* This spacious detached family home occupies a pleasant sized corner plot position in what is a well established and very popular residential location in Cheddleton.
- \* The property stands in a elevated position with some fabulous views towards the surrounding countryside, the Cheddleton steam railway and the Caldon Canal.
- \* The property benefits from double glazing, gas fired central heating and security alarm system.
- \* Accommodation briefly comprises: Conservatory, Inner Hallway, Shower Room, Living Room, Dining Room, Kitchen and Side Porch to the ground floor. Landing Area and Three Bedrooms and Shower Room to the first floor.
- \* Driveway to the front providing ample off street parking leading to a integral single garage.
- \* Garden area to the front, side and rear aspect which is laid mainly to lawn with display borders and patio area.
- \* Viewing strongly recommended.
- \* The property is offered For Sale with No Upward Chain involved.

**Offers in the region of : £325,000**



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Council  
Tax Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk



# Accommodation



## Conservatory

Tiled floor. Radiator. Front and rear doors. Sliding doors to:

## Inner Hallway

Feature wood block flooring. Stairs off. Storage cupboard. Radiator.

## Living Room

Radiator. Electric fire. Coving. Wall light point x 4.

## Shower Room

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

## Dining Room

Radiator.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsin bowl and mixer tap. Cooker point. Extractor. Radiator. Integrated fridge and dishwasher. Tiled walls.

## Side Porch

Front and rear doors. Tiled floor. Storage units. Belfast sink unit.

## First Floor

## Landing Area

Storage to eaves. Loft access.

## Bedroom

Radiator. Fitted range of storage units. Airing cupboard.

## Bedroom

Radiator. Fitted bed-surround.

## Bedroom

Radiator.





### **Shower Room**

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls.

### **Outside**

Driveway to the front providing ample off street parking leading to a integral single garage. Garden area to the front, side and rear aspect which is laid mainly to lawn with display borders and patio area.

### **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.

## AWAIT FLOORPLAN

### 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



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