



9 Basford Bridge Lane

Cheddleton



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

9 Basford Bridge Lane

Cheddleton
Staffordshire, ST13 7EQ

This traditional 1930's built detached property is located in a very sought after and well established part of Cheddleton, occupying a very large plot of around three quarters of an acre and enjoying a pleasant outlook over Ashcombe Cricket Club.

The size of the plot could easily offer the option of substantially extending the property, subject to the relevant planning permissions and it benefits from majority Upvc double glazing and gas fired central heating.

Entrance Porch, Entrance Hall, W.c, Living Room / Dining Room, Kitchen and Rear Porch to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.

To the front of the property is a driveway area providing off street parking for several vehicles and lending access to the attached double garage / workshop with power and lighting and remote control electric door. The side and rear aspects are lawned garden areas, paved areas, a wooded area with mature trees and a large detached shed / outside store.

A viewing of the property comes most strongly recommended to fully appreciate the potential on offer.

No Upward Chain involved.

Offers in the region of: £450,000



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1978





Accommodation

Entrance Porch

Access to:

Entrance Hall

Radiator. Stairs off.

WC

W.c. Wash basin.

Living Room/Dining Room 27'1 max x 11'6

8.26m max x 3.51m)

Radiator x 2. Bay window. Coving.

Kitchen 14'11 x 7'10 (4.55m x 2.39m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and extractor unit. Plumbing point. Electric oven. Integrated microwave. Breakfast bar.

Rear Porch 9'3 x 9' (2.82m x 2.74m)

Rear door. Storage cupboard.

Landing Area

Coving. Access to:

Bedroom 12'1 x 11'6 (3.68m x 3.51m)

Radiator.

Bedroom 11'11 x 7'10 to robes (3.63m x 2.39m to robes)

Radiator.

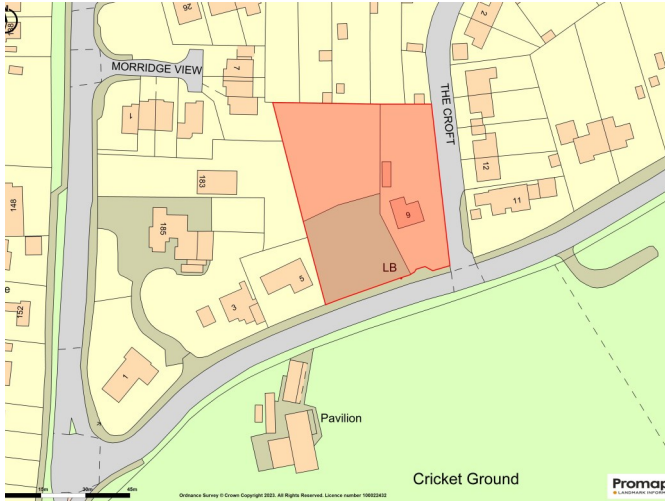
Bedroom 6'4 x 8'8 (1.93m x 2.64m)

Radiator. Loft access.

Shower Room 7'10 x 8'8 (2.39m x 2.64m)

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls. Cupboard housing central heating boiler.





Outside

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Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band E & D

Viewing

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

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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