



50 Folly Lane
Cheddleton



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

50 Folly Lane
Cheddleton
Staffordshire, ST13 7DA

This two bedroom detached property is located in a highly sought after and very well established residential area in the popular Staffordshire Moorlands village of Cheddleton.

Requires some updating and improvement but offers enormous potential for the purchaser to alter and modernise as they feel fit.

The property benefits from double glazing and gas fired central heating and the accommodation briefly comprises: Entrance Hall, Kitchen, Side Porch, Living Room, Two Bedrooms, Shower Room and W.c.

Driveway to the front providing off street parking leading to an attached single garage with gardens to the front and rear aspects backing onto open fields.

The property enjoys a semi-rural position on the edge of Cheddleton, just a stone's throw from the Staffordshire Moorlands and nearby attractions include Rudyard Lake and Deep Hayes Country Park.

Offered For Sale with No Upward Chain involved.

Offers in the region of: £210,000



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TBA



Leek Office - 01538 383344



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Accommodation

Entrance Hall

Radiator. Laminate flooring. Loft access.

Lounge

Radiator. Open fire.

Kitchen

Wall and base units. Sink unit with drainer and mixer tap. Plumbing point. Radiator. Cooker point.

Side Porch

Bedroom One

Radiator.

Bedroom Two

Radiator.

Shower Room

Shower cubicle. Wash basin. Radiator.

Separate WC

W.c. Radiator.

Outside

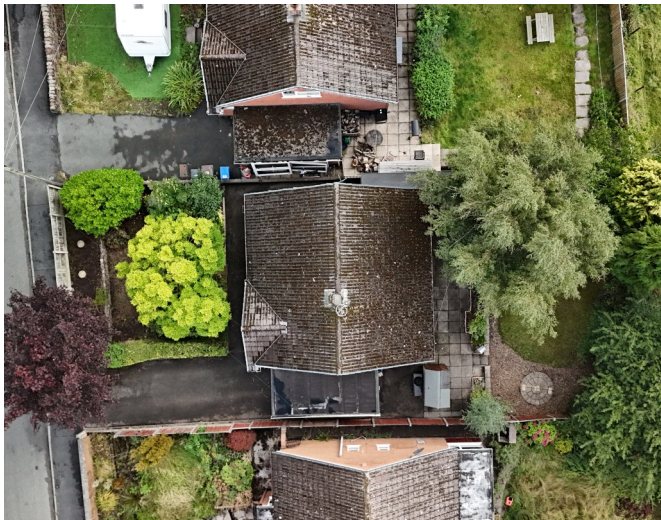
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Services

All mains services.

Gas central heating.





Tenure & Possession

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

Council Tax Band & EPC Rating: Band D & TBC

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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