



Offers In The Region Of £215,000

3 Bedroom Semi-Detached House for sale  
39 The Avenue, Cheddleton, Leek







## Overview

EweMove are delighted to present this 3 bed family home offering masses of opportunities in a sought-after village location.



## Key Features

- South Facing Garden
- Planning Approved for Expansion to a Five Bed Property
- Council Tax Band 'B'
- Sought-after Village Location
- Close to Excellent Local Amenities
- Large Driveway & Frontage for Off-Road Parking









This three bedroom home in the heart of the popular Moorlands village of Cheddleton.

The property is a comfortable family space but for those striving for more space there is planning approved for a two storey wrap-around extension to make a five bed property. For reference this can be viewed on the the Staffordshire Moorlands Planning website using ref: SMD/2021/0182

To the house itself, it is a traditional layout with three reception rooms (including the conservatory) and galley style kitchen.. There have been some modifications to the home in recent years with expansion of the kitchen and addition of a conservatory giving it a much more family friendly space.

On the first floor are the three bedrooms and family bathroom. All bedrooms are generous in size with bedrooms 1 & 2 being spacious double bedrooms and bedroom 3 a good size single. The bathroom has a three piece suite including wash basin, toilet and bath with shower over.

Externally the house sits on a generous plot with ample parking for a number of vehicles both at the front and side of the property. The remainder is a good mix of enclosed patio area accessed directly from the conservatory and raised lawn with planting beds. There's also a handy storage unit at the rear of the garden.



#### Directions

From Leek - Travelling South on the A520 Cheadle Road, at the mini roundabout near the cricket club take the first exit left onto Basford Bridge Lane and The Avenue is your second turning on the left hand side.

From Stoke - Travelling North on the A520 Cheadle Road, at the mini roundabout near the cricket club take the second exit right onto Basford Bridge Lane and The Avenue is your second turning on the left hand side.

The Drop-pin on the map is on the actual property

#### Entrance Hall

A nice inviting space with ample room for shoe and coat storage. There's also a convenient under-stairs cupboard for additional storage



**Lounge**

12' 5" x 11' 9" (3.80m x 3.60m)

Currently serving as a bedroom the lounge is a well balanced room with the rest of the home and is a comfortable family space with ample room for a range of furniture. Also with infrastructure for a wall mounted TV increasing the usable floor space

**Dining Room**

10' 9" x 10' 9" (3.30m x 3.30m)

Another family room that would easily accommodate a family size dining table, again with wall mounted infrastructure for a TV. Alternatively, if the conservatory was utilised as a dining space (as it is now) the dining room would serve perfectly as an alternative lounge/TV room.

**Conservatory**

9' 4" x 7' 6" (2.85m x 2.30m)

A welcome addition to any home the conservatory is a versatile space with French doors to the patio beyond

**Kitchen**

18' 10" x 7' 6" (5.75m x 2.30m)

(Max Dimension) - A much improved space incorporating the old outbuildings into a larger space. Everything is catered for with integrated dishwasher, plumbing for washing machine, built-in eye level, inset gas hob and still space for a fridge freezer and dryer.

**Bedroom 1**

12' 5" x 10' 11" (3.80m x 3.35m)

Double room overlooking the front aspect

**Bedroom 2**

10' 11" x 10' 9" (3.35m x 3.30m)

Double room overlooking the rear

**Bedroom 3**

8' 2" x 7' 6" (2.50m x 2.30m)

Single room

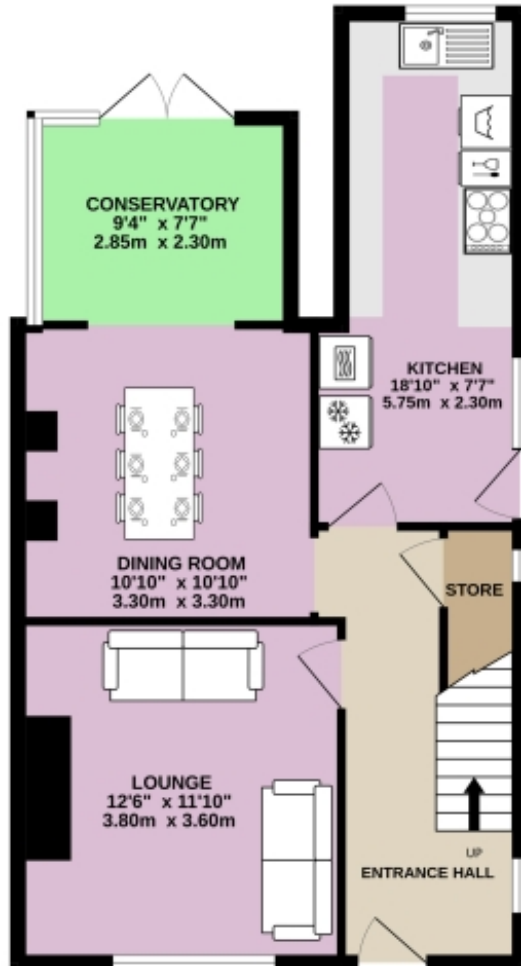
**Bathroom**

With three piece suite including bath with shower over, wash basin and toilet

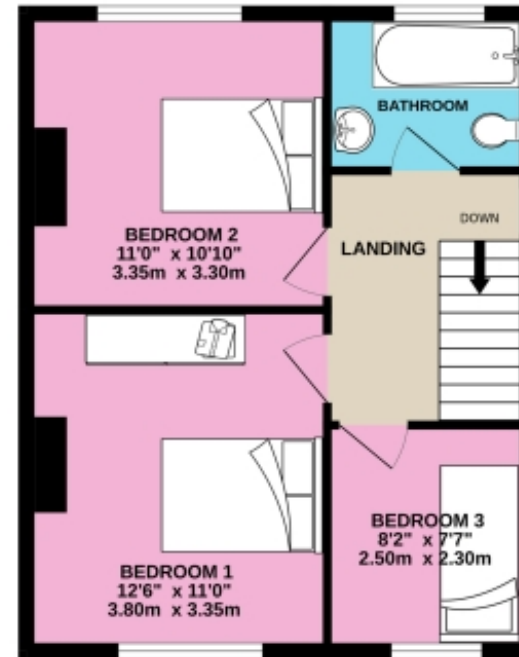


# Floorplans

GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



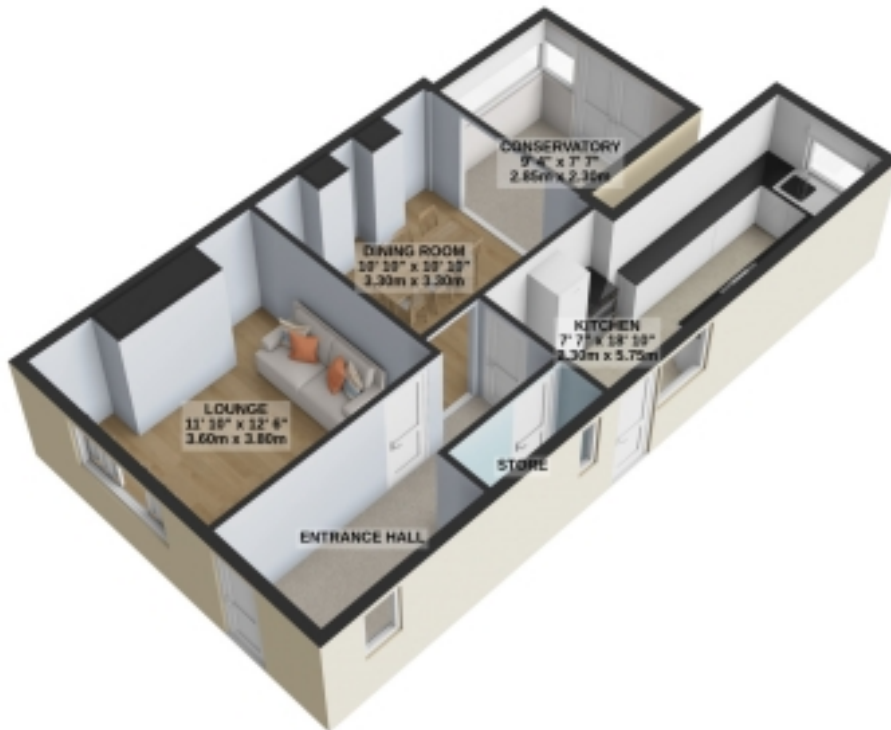
TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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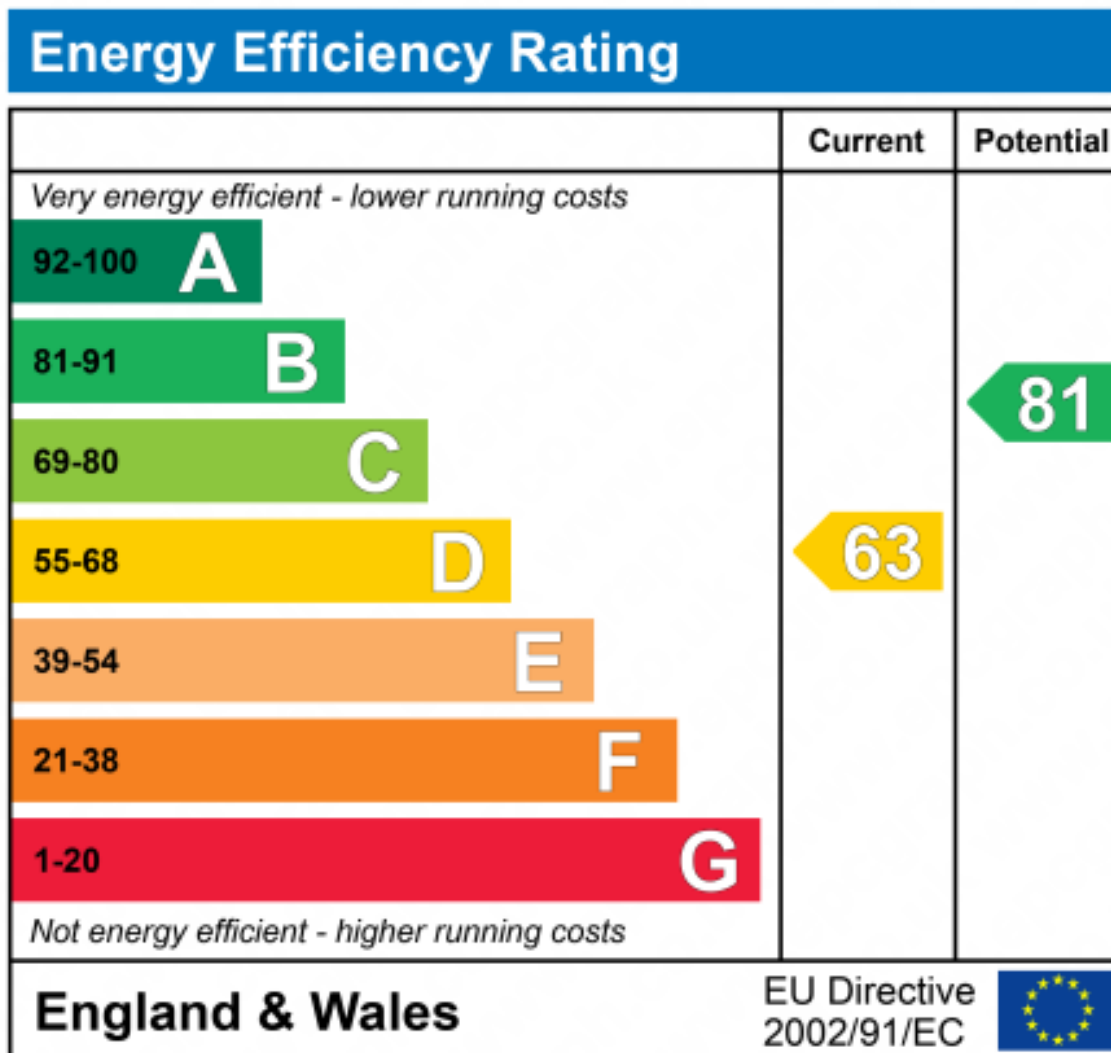


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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