



**3 Woodlands Avenue, Staffordshire, ST13 7BY**

**Asking price £290,000**

CALL TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

This Detached Bungalow, with a converted loft space, offers a versatile layout and sizeable accommodation throughout. Boasting an integral garage, ample off-road parking and a lovely garden. Located in a well established residential area on the outskirts of the Staffordshire Moorlands Village of Cheddleton, this property is not one to be missed!

### Denise White Estate Agent Comments

This three-bedroom detached bungalow, nestled on a generous plot, exudes a deceptive spaciousness and is maintained to a commendable standard. Its versatile layout features two bedrooms on the ground floor and a primary bedroom on the first floor, complete with an ensuite bathroom. Situated in the sought-after village of Cheddleton, this property offers convenient access to picturesque country walks, local pubs, and amenities.

Inside, a welcoming living room with a gas fire sets the tone, alongside an open-plan kitchen/dining room. The kitchen boasts a range of base and eye-level units, with a four-ring electric hob, electric oven, stainless steel sink with drainer, and plumbing for a washing machine. Sliding doors from the dining area lead to the rear garden, while access to the integral garage adds convenience. Two ground-floor bedrooms and a well-appointed bathroom with a white suite, including a panelled bath, shower cubicle, WC, and pedestal hand basin, completes the ground floor. On the first floor is the main bedroom with Velux style windows and an en-suite bathroom.

Externally, the property features a paved driveway providing ample off-road parking, with gated access to the rear and the garage. The enclosed rear garden, with its lawn and patio, offers a tranquil retreat.

### Entrance Hall

UPVC double glazed door and window to the front aspect, radiator, stairs to the first floor.

### Lounge

16'0" x 11'4" (4.89 x 3.47)



UPVC double glazed window to the front elevation, radiator, gas fire, fitted carpet.

### Kitchen

20'11" x 10'4" (6.38 x 3.15)



UPVC double glazed sliding doors to the rear aspect, range of units to the base and eye level, four ring electric hob, electric oven, extractor fan over, stainless steel one and half bowl sink unit with drainer, plumbing for washing machine, radiator. Door leading to :-

### Garage

20'0" x 8'10" (6.12 x 2.71)

Up and over door to the front elevation, light and power connected

## Main Bedroom

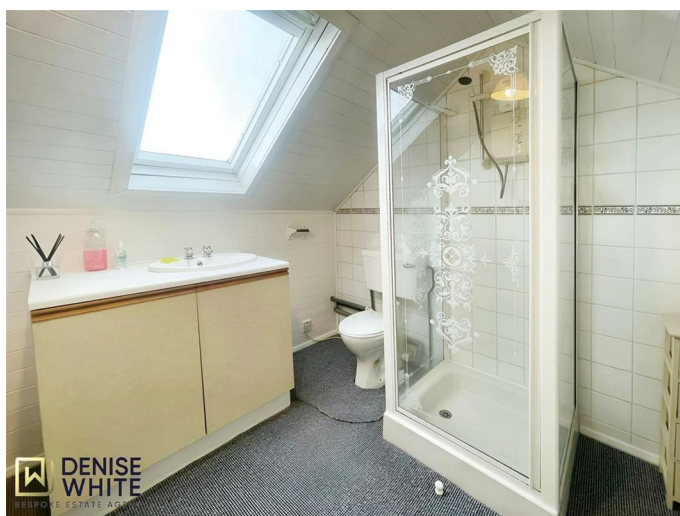
20'9" x 9'8" (6.35 x 2.95)



Situated upstairs with UPVC double glazed window to the side elevation, three Velux style windows with shutters, radiator and eaves storage. Door leading to :-

## En-suite

9'6" x 7'5" (2.91 x 2.27)



Velux style window, WC, vanity hand basin, Work surfaces to the right, shower cubicle, radiator.

## Bedroom Two

10'4" x 9'0" (3.16 x 2.75)

UPVC double glazed window to the rear elevation, carpet, radiator.

## Bedroom Three

10'10" x 8'4" (3.32 x 2.56)



UPVC double glazed window to the front elevation, carpet, radiator.

## Bathroom

8'0" x 7'0" (2.44 x 2.14)



UPVC double glazed window to the rear elevation, panelled bath, pedestal wash hand basin, WC, corner shower cubicle, radiator. Half tiled surround and tiled flooring, extractor fan.

## Outside



To the front is a paved driveway. To the rear, mainly laid to lawn, walled boundaries, mature trees, plants and shrubs.

## Location

Located in a well established residential area on the outskirts of the village, with some stunning countryside on the doorstep and excellent road links to the Market Towns of Leek and Cheadle, and in to Stoke On Trent.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

## Please Note

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **House to Sell or Let?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

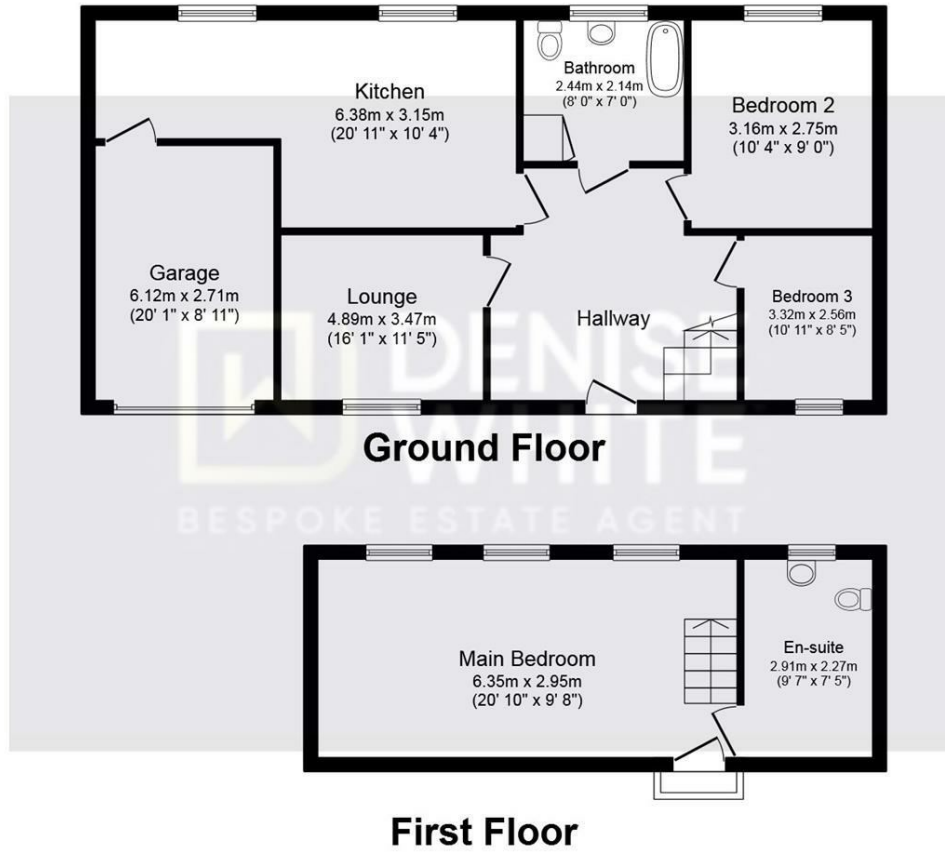
### **You need a Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do you need a mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

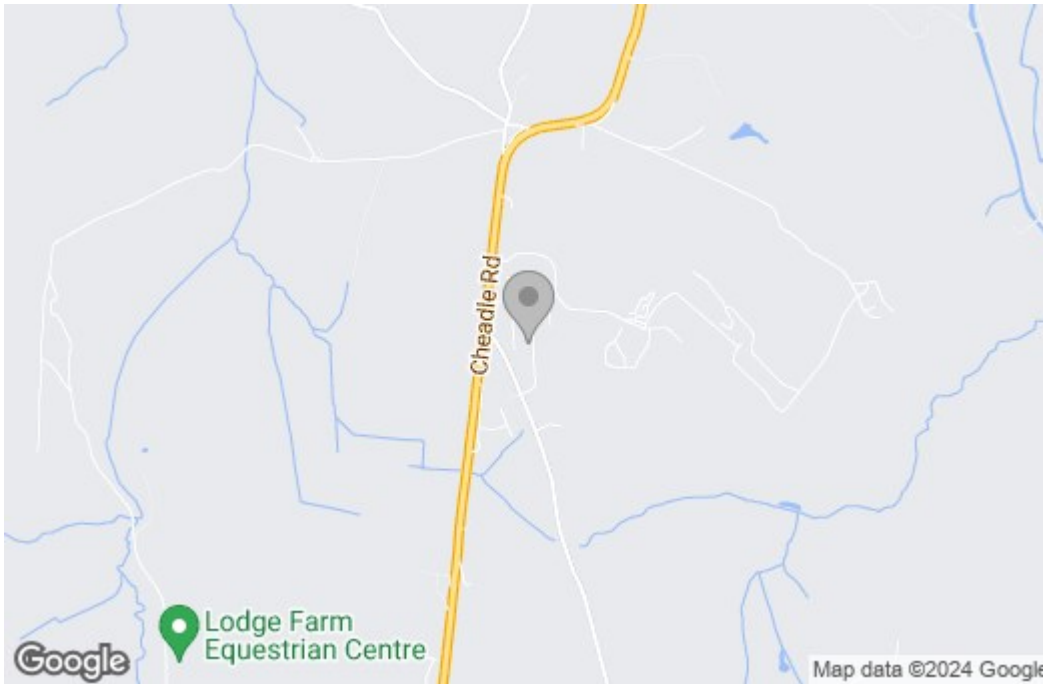
## Floor Plan



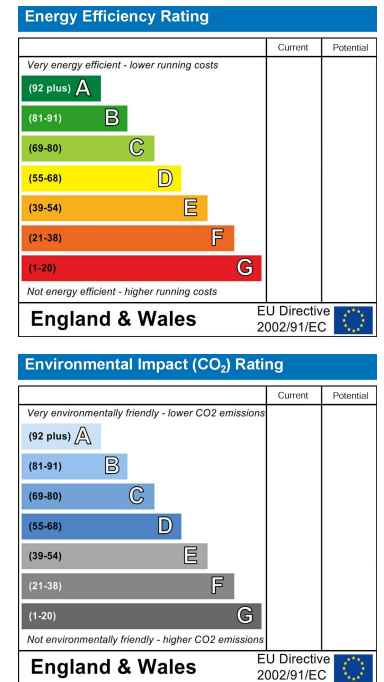
Total floor area 93.0 m<sup>2</sup> (1,001 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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