



31 Woodlands Avenue

, Cheddleton, ST13 7BY

£1,000 Per month



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

Welcome to Woodlands Avenue, a stunning newly renovated two-bedroom bungalow that offers a perfect blend of modern living and comfort. Finished to an exceptionally high standard throughout, this home is ideal for those seeking a stylish and low-maintenance property in a peaceful location with beautiful gardens to the front and rear.



Denise White Estate Agents Comments

We are pleased to be offering this stylish bungalow To Let. Conveniently located within reaching distance to great local amenities while still providing that popular rural 'feeling'.

Upon entering Woodlands Avenue, you'll be greeted by an inviting entrance hall leading you through to a spacious lounge, designed for relaxation and entertaining, with plenty of natural light flowing through large windows and a log burner to light on those cosy winter nights. Continue through to find a modern kitchen that is sleek and functional, fitted with high-quality appliances and complemented by a convenient separate utility area for added practicality.

Walk down the hall and find the two generously sized double bedrooms, of which provide ample space for rest, each offering a tranquil retreat from the day's hustle and bustle. To finish the interior, the newly fitted shower room boasts contemporary finishes and fixtures, providing a luxurious and refreshing space to start or end your day.

Outside, the property benefits from a beautiful rear garden, perfect for outdoor dining or simply enjoying the fresh air with an array of colourful plants, shrubs, slate walkways and a lawn area - all landscaped beautifully and privately enclosed with wooden fencing. To the front, a black ice stone covered driveway providing parking for multiple cars and easy to maintain borders.

This stunning bungalow on Woodlands Avenue is move-in ready and sure to impress those looking for quality and style in a sought-after location. Don't miss out on the opportunity to make this exceptional property your new home!

Cheddleton is an ancient parish and village set in the Staffordshire Moorlands, and here is where you'll find Woodlands Avenue - a property that has been finely renovated from top to bottom leaving no stone left unturned.

Entrance Porch 4'3" x 2'4" (1.30 x 0.72)

uPVC front door, vinyl covered flooring.

Hallyway 8'7" x 13'5" max (2.64 x 4.10 max)

Carpet flooring and radiator fitted to wall.

Lounge 11'10" x 16'6" (3.63 x 5.03)

Double glazed window, carpet flooring, inset log burner set on a stone hearth within a fireplace featuring a stone backdrop and oak mantle and radiator fitted to wall.

Kitchen 8'5" x 10'10" (2.58 x 3.32)

Double glazed window, oak effect luxury vinyl flooring, radiator fitted to wall and matching wall and base kitchen units with integrated oven and ceramic four ring hob with splash back and extractor, sink with stainless steel drainage board and mixer tap,

Utility Room 8'5" x 4'7" (2.58 x 1.41)

Double glazed windows to three sides, door opening out into the rear garden and wooden countertop space.

Bedroom One 11'11" x 10'11" (3.65 x 3.33)

Double glazed window, radiator fitted to wall and carpet flooring.

Bedroom Two 10'11" x 9'10" (3.33 x 3.02)

Double glazed window, radiator fitted to wall and carpet flooring.

Shower Room 7'2" x 7'3" (2.20 x 2.21)

Double glazed obscure window, oak effect luxury vinyl flooring, modern bathroom suite consisting of fully enclosed double shower cubicle with sliding glass door, rainfall shower and hand held attachment, vanity unit with sink and W.C, towel radiator fitted to wall.

Garage

Single garage, electric roller shutter door and access through additional door to the rear.

Exterior

To the front, a small brick wall and iron gates providing access to a black ice stone layed driveway providing parking, some small established trees. To the rear, a landscaped garden with slate walkways leading to a small pond, lawn, flower boarders all enclosed with wooden fencing.

Holding Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to £231.00

Security Deposit

Once your application has been accepted by the landlord, 1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. For this property this equates to £1153.00

Solar Panels

Solar panels are installed to the roof - the new owner of the property can take out a contract with their chosen supplier, from which they can use the power, and the remaining energy is sold back to the Grid.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band B

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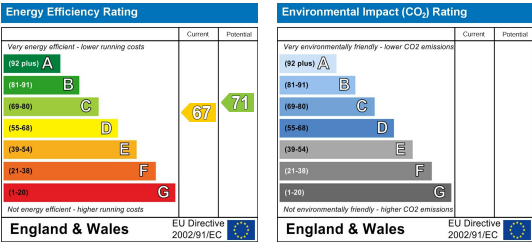
Area Map



Floor Plans



Energy Efficiency Graph



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