



156 Basford Bridge Lane, Cheddleton, Staffordshire, ST13 7EQ

Price: £225,000

- Well presented spacious bungalow
- Village location, close to amenities
- uPVC Double Glazing / Gas Central Heating
- Three Bedrooms
- Modern Bathroom
- Gardens to the front and rear
- Rear garden backing onto open fields
- 3 miles from the Market town of Leek

An opportunity to purchase a semi-detached bungalow in a village location, with the backdrop of open fields and the surrounding countryside.

This three bedroom bungalow offers spacious accommodation and benefits from gas central heating and uPVC double glazing throughout. Close to local amenities and within a few miles from the market town of Leek, with gardens to the front and rear this makes ideal family home. The accommodation comprises of spacious lounge, kitchen diner, three bedrooms and family bathroom, and the driveway provides off road

Description

Lounge: 20' 5" x 13' 5" (6.22m x 4.10m)

A spacious lounge with a window and uPVC door to the front aspect. Feature fireplace with inset feature fireplace with flame effect fire. Oak effect laminate flooring. Coved ceiling. Radiator.

Bedroom One: 10' 10" x 10' 5" (3.30m x 3.18m)

The main bedroom having a window to the front elevation. Radiator. Fitted carpet.

Bedroom Two: 8' 11" x 8' 4" (2.71m x 2.55m)

A spacious room with the window to the side elevation and radiator.

Bedroom Three: 12' 7" x 8' 1" (3.84m x 2.47m)

Radiator. Fitted carpet. Window to the side elevation.

Rear Porch: 6' 4" x 6' 3" (1.94m x 1.91m)

Laminate flooring. Radiator. Built-in cupboard. Window and glazed door to the out to the garden.

Kitchen / Diner: 11' 6" x 12' 5" (3.50m x 3.79m)

A full range of wall and base units incorporating an inset sink unit with mixer tap. Half height wood panelling, and tiled splashbacks. Wall mounted gas fired boiler. Space for fridge/freezer. Laminate flooring. Radiator. Windows to the side and rear elevations.

Bathroom: 7' 3" x 6' 1" (2.22m x 1.86m)

A family bathroom with panelled bath having a shower over, low level W.C and wash hand basin. Full height tiling around bath, and half height tiling on all other walls. Radiator. Obscure glazed window to the rear elevation.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Externally:

Front:

The property has a garden to the front which is laid to lawn with stocked borders and hedged boundary. There is a driveway providing off road parking and a side pathway leads to the rear via double gates.

Rear Garden:

There is a paved area which leads to the main raised lawn having hedged boundaries. Backing onto open fields the garden offers views over the surrounding countryside. There is a garage with double wooden doors.

