



103 Folly Lane, Cheddleton, Leek, Staffordshire, ST13 7DA

Offers In The Region Of £220,000

- Two bedroom detached bunaglow
- Renovation project with lots of potential
- Gardens to the front and rear
- Nestled on a substantial plot
- Detached brick garage
- Rural views to the front and rear
- Driveway to the front and side

103 Folly Lane, Leek ST13 7DA

Nestled on Folly Lane in the charming village of Cheddleton, this delightful two-bedroom detached bungalow presents a unique opportunity for those seeking a renovation project with immense potential. Set on a substantial plot, the property boasts picturesque rural views to both the front and rear, allowing you to immerse yourself in the serene countryside.

The bungalow features a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, this home offers ample space for comfortable living. The bathroom, while in need of modernisation, provides a blank canvas for your personal touch.

The property is complemented by a detached brick garage, providing convenient storage or the possibility of transforming it into a workshop. Given its older age, the bungalow invites creative minds to reimagine its layout and design, making it an ideal project for those looking to create their dream home.



Council Tax Band: C



Porch

UPVC double glazed door and window to the front elevation, UPVC double glazed window to the side elevation.

Hallway

Glazed door to the front elevation, loft access.

Living Room

13'10" x 11'10"

UPVC double glazed window to the front elevation, electric storage heater, electric fire set on marble effect hearth and surround.

Kitchen

11'4" x 10'10"

Range of fitted units to the base and eye level, stainless steel dual sink with mixer tap, aluminium style double glazed window to the rear elevation, aluminium style door to the rear elevation, breakfast bar, storage heater, four ring electric hob, aluminium window to the side elevation, electric oven, partly tiled.

Bedroom One

10'10" x 10'11"

UPVC double glazed window to the front elevation, electric storage heater.

Bedroom Two

11'4" x 8'10"

Aluminium style double glazed windows to the rear elevation, electric storage heater, built in wardrobes.

Bathroom

8'3" x 6'4"

Panelled bath with shower over, bidet, built in cistern, vanity sink unit, tiled, UPVC double glazed window to the rear elevation, built in storage, electric dimplex heater.

Outside

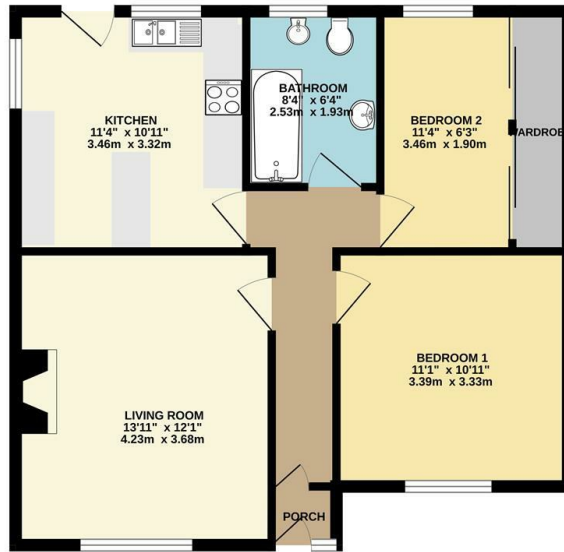
To the front is gated access, tarmacadam driveway to the front/side elevation, area laid to lawn. To the rear, brick garage, area laid to lawn, well stocked borders, hedged/walled boundaries, outside water tap.

Garage

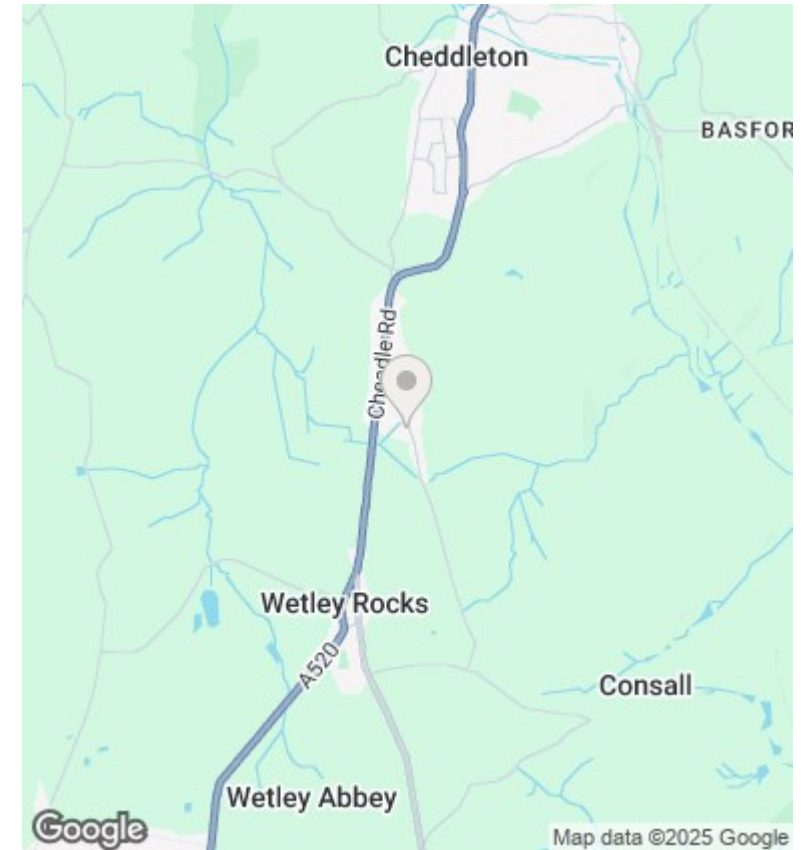
8'11" x 18'7"

Up and over door, window to the rear and side elevation, light and power connected.

GROUND FLOOR



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their accuracy or efficiency can be given. Made with Hectagon 10/2025



Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 