



Folly Lane, Cheddleton, Staffordshire, ST13 7DA.
OIRO £365,000

Whittaker Est. 1930
& Biggs

Folly Lane, Cheddleton, ST13 7DA

This versatile and extended four bedroom detached home is nestled on a private sizeable plot, having delightful views towards an open aspect to the rear. The property boasts substantial bedrooms, two reception rooms, a shower room and bathroom plus a newly fitted kitchen. Located on the outskirts of Cheddleton, just a short distance from Consall and the Cauldon Canal the property is an ideal family home.

You are welcomed into the home via the entrance hall with access to both reception rooms being the sitting room and 12ft living room with Bio/Ethanol Fire, staircase to the first floor and sliding doors to the rear elevation creating ideal indoor / outdoor living. The new kitchen comprises of units to the base and eye level, breakfast bar, five ring induction hob, electric oven / grill, integral fridge / freezer, integral dishwasher and access into the 18ft garage. The fourth bedroom and shower room complete the ground floor accommodation.

To the first floor three double bedrooms and a modern family bathroom suite, comprising of both a roll top bath and corner shower cubicle.

Externally to the front is ample off street parking is provided by a tarmacadam driveway plus an area laid to lawn and access to the rear. The rear garden is made up of two tiers. A patio / wooden decking area in addition to the area laid to artificial lawn.

A viewing is highly recommended to appreciate this homes position, space and quality.

Situation

The village of Cheddleton is some three and a half miles south of the historic market town of Leek. Ideally positioned Cheddleton offers a local village first school and then feeds into the Middle and High Schools to the West End of Leek. Suitable for commuting, the location is within easy reach of the Derbyshire and Cheshire borders and Macclesfield and Stoke station offer easy commuting times into Manchester, Birmingham and London. The town of Leek boasts a wealth of independant traders whilst being home to a number of large retailers and large supermarkets.



Entrance Hallway

UPVC double glazed door to the front elevation, radiator.

Kitchen Diner 16' 2" x 22' 8" (4.92m x 6.92m)

Two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, radiator, units to the base and eye level, breakfast bar, five ring induction hob, electric oven / grill, integral fridge / freezer, integral dishwasher, inset sink with chrome mixer tap.

Garage 18' 7" x 14' 1" (5.67m x 4.29m)

Up and over door, concrete floor, electric light and power connected.

Living Room 15' 6" x 11' 11" (4.73m x 3.63m)

UPVC double glazed sliding door to the rear elevation, wall length radiator, staircase to the first floor, cornicing.

Sitting Room / Study 12' 6" x 10' 8" (3.81m x 3.25m)

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

Bedroom Four 10' 4" x 9' 2" (3.14m x 2.79m)

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

Shower Room 8' 1" x 5' 6" (2.46m x 1.68m)

Corner shower cubicle with 'Triton' shower fitment above, pedestal wash hand basin, tiled splash backs, extractor fan, built in WC, chrome ladder radiator.

First Floor

Landing

Built in under eaves storage cupboard.

Bedroom One 15' 3" x 11' 8" (4.64m x 3.56m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Two 12' 0" x 11' 3" (3.66m x 3.43m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 10' 8" x 5' 5" (3.26m x 1.66m)

White suite comprising roll to bath with claw feet having chrome mixer tap and shower attachment, low level WC, wash hand basin in vanity with storage beneath, corner shower cubicle having Triton shower fitment above, loft access, UPVC double glazed frosted window to the side elevation, part tiled walls, inset down lighters, chrome ladder radiator.

Externally

The front of the property is accessed via a tarmacadam driveway, area laid to lawn, raised well stocked borders, courtesy lighting. To the rear, flagged patio, wooden decking area with area laid to artificial lawn having inset well stocked borders, ornamental pond, fenced and walled boundaries.

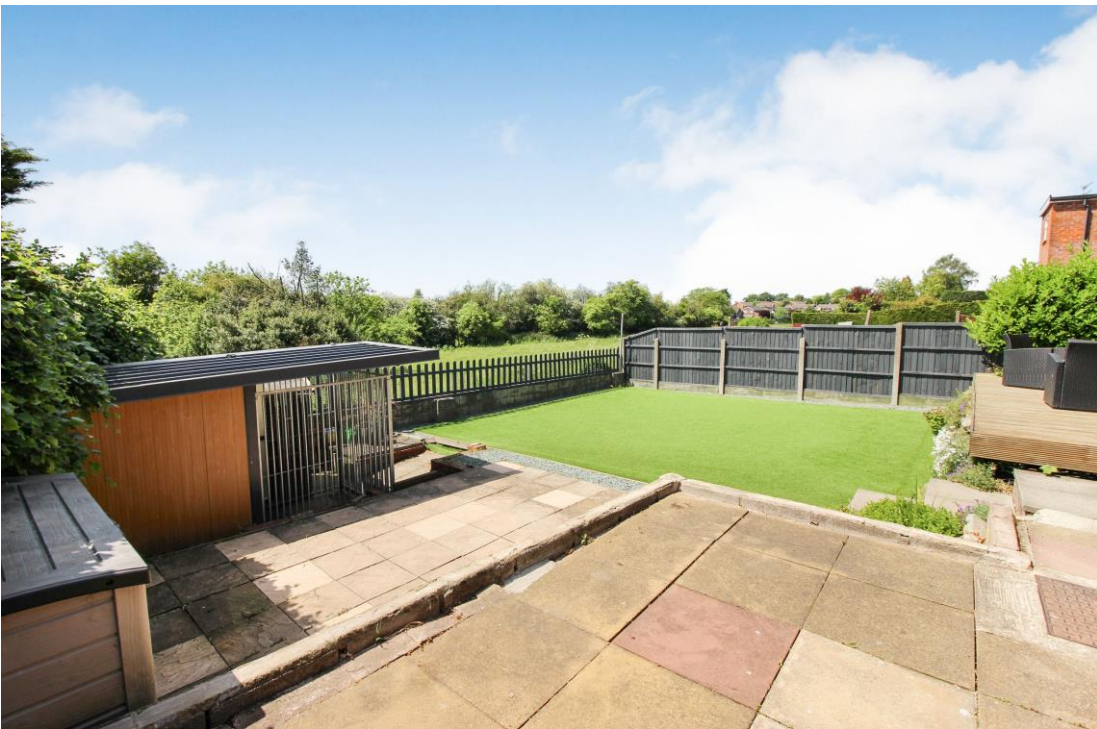


Note:
Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold







GROUND FLOOR



1ST 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 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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Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through Birchall and Leekbrook and on to the village of Cheddleton. Proceed over the mini roundabout which then becomes Cheadle Road, continue along this road taking the second left into Folly Lane. Follow this road for a short distance, where the property is situated on the right hand side.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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**Whittaker
& Biggs**