



Ostlers Lane, Cheddleton, ST13 7DQ.
Offers in Excess of £195,000

Whittaker ^{Est. 1930}
& Biggs

Ostlers Lane, Cheddleton, ST13 7DQ

Azzurro Cottage is a delightful two-bedroom cottage, which is nestled in a semi-rural private location, made up of only three properties. Spectacular open views can be enjoyed, having open fields located to the front, side and rear of the dwelling. The property has a private garden to the front, low maintenance yard to the rear and has a deceptively spacious layout, having two reception rooms.

You're welcomed into the property via the kitchen. The kitchen has a range of base units, Belfast sink, granite worksurfaces, gas cooker point, access to the rear yard and wall mounted Baxi gas fired central heating boiler. The dining room has a feature solid fuel working fireplace and useful storage cupboard. An inner hallway provides access to the first floor and then through to the living room. The living room has a solid fuel open fireplace with cast iron surround, being the focal point of the room. The bathroom is located to the rear of the property and includes pedestal wash hand basin, low level WC and bath with shower over.

To the first floor are two double bedrooms, with bedroom one having a fitted wardrobe and bedroom two fitted storage. Externally to the frontage is the garden being laid to lawn, block paved path with patio and well stocked borders. The rear yard is again block paved with gated entry.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, views, spacious accommodation and further potential.

Situation

This property is situated in the village of Cheddleton which is some three and a half miles south of the historic market town of Leek. Ideally positioned Cheddleton offers a local amenities which are within easy walking distance of the property. 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 independent traders whilst being home to a number of large retailers and large supermarkets.



Living Room 13' 0" x 13' 1" (3.97m x 3.98m)

UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, open fireplace set within cast iron surround, tiled hearth and wood mantle, radiator.

Inner Hallway

Staircase to the first floor.

Dining Room 13' 1" x 8' 8" (3.98m x 2.64m)

Understairs storage cupboard with shelving, built in cupboards, feature fireplace set within cast iron surround, mantle and tiled hearth, radiator, UPVC double glazed window to the rear elevation.

Kitchen 7' 2" x 9' 0" (2.18m x 2.75m)

Belfast sink unit, granite work surfaces, range of units to the base level, UPVC double glazed window and door to the side elevation, gas cooker point, fixed shelving, Baxi gas fired boiler.

Bathroom 6' 5" x 3' 7" (1.96m x 1.09m)

Lower level WC, pedestal wash hand basin, bath with shower over, radiator, fully tiled, Dimplex electric heater, UPVC double glazed window to the side elevation.

First Floor

Landing

Bedroom One 13' 1" x 13' 2" (3.98m x 4.01m)

UPVC double glazed window to the front elevation, radiator, ornamental fireplace, built in wardrobe.

Bedroom Two 13' 0" x 8' 9" (3.97m x 2.66m)

Cast iron feature fireplace, UPVC double glazed window to the rear elevation, radiator, overhead storage, built in wardrobes.

Externally

To the front blocked paved patio and walkway, hedged boundaries, area laid to lawn, well stocked borders. To the rear is yard area, blocked paved, gated access, walled boundaries.



Note:
Council Tax Band: B

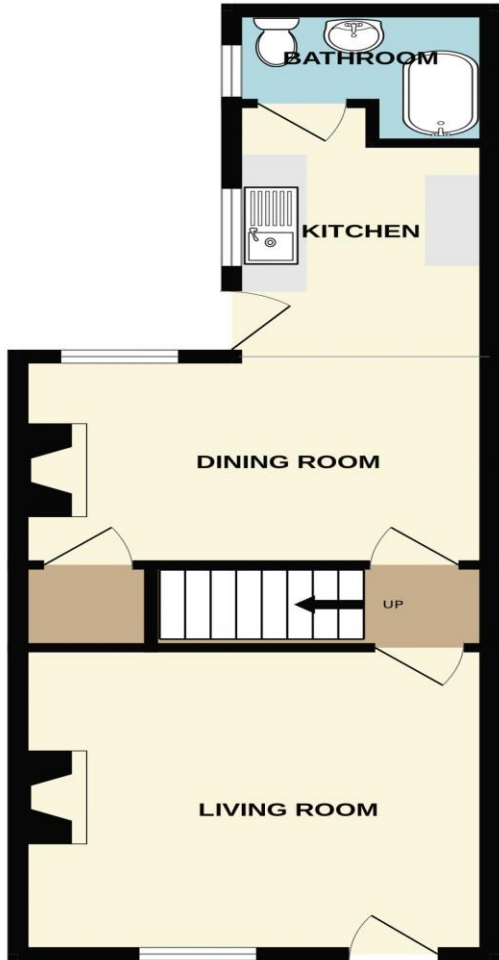
EPC Rating: D

Tenure: believed to be Freehold

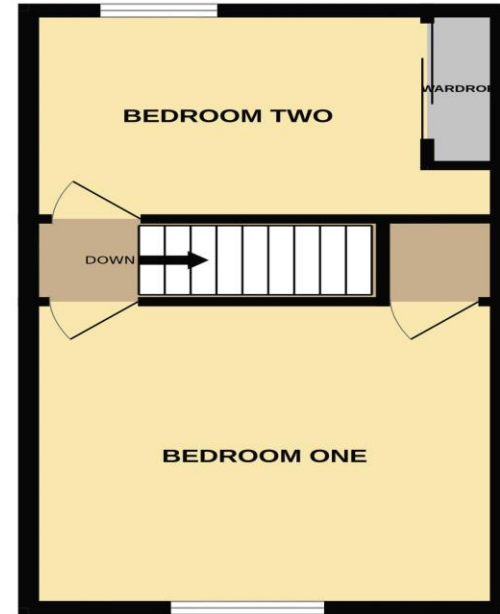




GROUND FLOOR



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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