



Woodlands Avenue, Cheddleton, ST13 7BY.
OIRO £275,000

Whittaker
& Biggs

Est. 1930

Woodlands Avenue,

Cheddleton, ST13 7BY.

Whittaker & Biggs are pleased to offer to the market this detached, three bedroom dormer bungalow. Situated in a quiet residential area, the home benefits from a west facing garden and driveway suitable for multiple vehicles.

Living space is comprised of a hall, sitting room, kitchen/diner, bathroom, integral garage and two bedrooms to the ground floor, whilst to the first floor is the principal bedroom and an en-suite shower room.

The kitchen has integral appliances that include a ceramic hob, Indesit electric fan assisted oven and an extractor hood. Patio doors open to reveal the sizable garden beyond, and the integral garage can also be accessed via the kitchen.

A contemporary white suite can be found in the bathroom which incorporates both a bath and a shower enclosure.

At over 20 ft in length, the principal bedroom is extremely spacious and benefits from having three Velux skylights and an additional window to the side aspect to flood the room with light.

The property is double glazed throughout and is heated by a gas fired Worcester combi boiler.

Externally to the frontage, the imprinted concrete driveway is suitable for multiple vehicles. To the rear, the garden is mainly laid to lawn with a paved patio.

A viewing is highly recommended to appreciate this home's spacious accommodation and quiet location.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Hallway 14' 10" x 8' 0" (4.53m x 2.44m)

Max measurement

UPVC double glazed door with sidelight window to the frontage, stairs to the first floor, radiator, inset ceiling spotlights.

Sitting Room 15' 0" x 11' 5" (4.57m x 3.48m)

UPVC double glazed window to the frontage, radiator, wall mounted electric fire.

Kitchen/Diner 18' 3" x 10' 4" (5.57m x 3.14m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear, units to the base and eye level, ceramic hob, Indesit electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space and plumbing for a tumble dryer, space for a table and chairs, radiator, wall mounted Worcester combi boiler, pedestrian door to the garage.

Bathroom 8' 0" x 7' 0" (2.43m x 2.14m)

UPVC double glazed window to the rear, panel bath chrome mixer tap, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights.

Bedroom Two 11' 0" x 10' 4" (3.35m x 3.16m)

UPVC double glazed window to the rear, radiator.

Bedroom Three 10' 11" x 8' 8" (3.32m x 2.65m)

UPVC double glazed window to the frontage, radiator.

Integral Garage 20' 1" x 8' 11" (6.12m x 2.72m)

Metal up-and-over door, power and light.

First Floor

Bedroom One

3x Velux skylights to the rear, UPVC double glazed window to the side aspect, radiator.

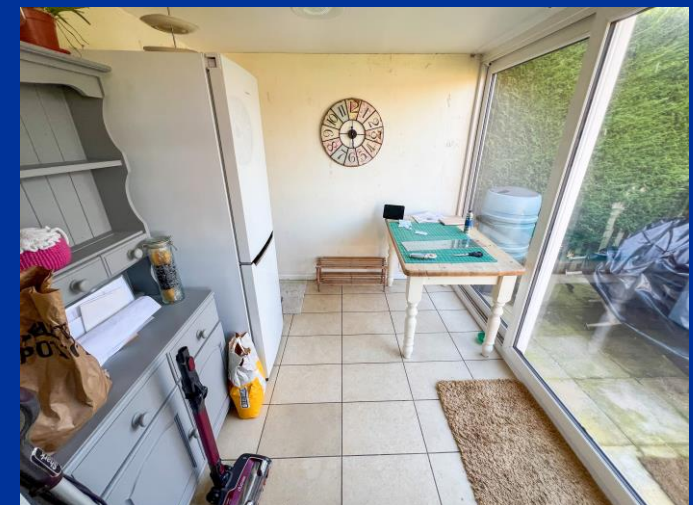
En-suite

Velux skylight to the rear, shower enclosure, electric Aqua-Tronic shower, vanity wash hand basin, chrome taps, Turboflush macerator WC, work surface.

Externally

To the frontage, imprinted concrete driveway, wall boundary, gated access to the rear.

To the rear, mainly laid to lawn, paved patio, fence and hedge boundary, mature trees and shrubs.



Note:

Council Tax Band: B

EPC Rating: D

Tenure: Freehold



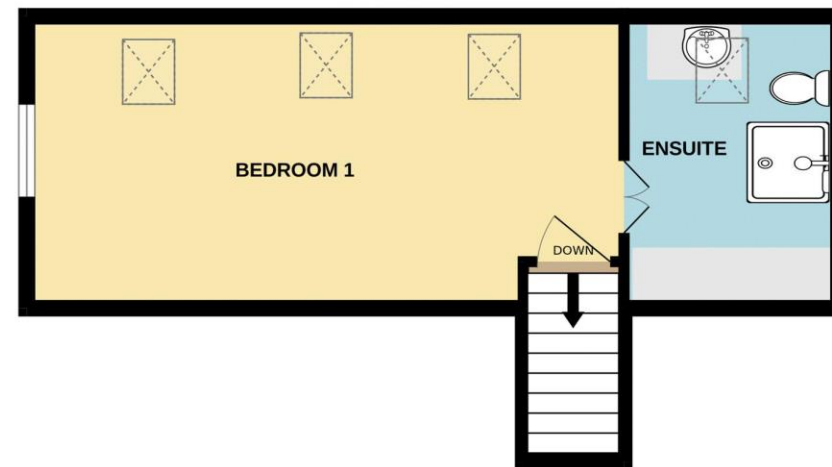




GROUND FLOOR



1ST FLOOR





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 the village of Cheddleton and at the mini roundabout continue straight ahead. Follow this road taking the second main turning on the left signposted Felthouse Lane. Follow this road taking the second right into Woodlands Avenue, where the property is situated on the right hand side.

Situation

This home is situated in a semi-rural village location. Ideally positioned within the catchment of Westwood Schools and good for commuting to local towns, The Potteries, Macclesfield and Ashbourne.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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