



Folly Lane, Cheddleton, Staffordshire Moorlands, ST13 7DA.
Offers in the Region Of £225,000

Whittaker Est. 1930
& Biggs

Folly Lane, Cheddleton, Staffordshire Moorlands, ST13 7DA.

This three bedroom semi detached home is nestled on a substantial plot which boasts a driveway to the front/side of the property, front garden and spacious rear garden with detached brick constructed garage. The property needs modernisation but offers so much potential and has an impressive 24ft open plan living/dining room, ground floor WC, contemporary wet room and lots of scope to develop the kitchen.

You're welcomed into the property via the hallway, with useful understairs store. The open plan living/dining room has a bay fronted window and living flame gas fire with a back boiler which controls the central heating. The kitchen has a range of base units, stainless steel sink, space and plumbing for a washing machine, access to the rear hallway with WC and coal store off.

The first-floor landing provides access to three bedrooms and the wet room. All three bedrooms have fitted wardrobes with bedroom one also incorporating a bay fronted window. The wet room has a Mira electric shower, low level WC and wall mounted sink.

Externally to the front is a paved driveway and area laid to lawn. The paved driveway continues to the side and provides access to the rear garden and brick constructed garage. The rear garden is laid to patio, lawn, with fenced and hedged boundary. The garage has a roller door and light.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes potential, plot size and desirable location.

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.



Entrance Hallway

Double glazed wood windows and door to the front elevation, staircase to the first floor, radiator, understairs storage cupboard with UPVC double glazed window to the side elevation, fixed shelving and light.

Living Room/Dining Room 24' 10" x 11' 0" (7.57m x 3.36m) max measurements

UPVC double glazed bay window to the front elevation, radiator. UPVC double glazed window to the rear elevation, radiator, gas fire with back boiler for central heating set on marble style hearth, surround and wood mantle.

Kitchen 9' 3" x 6' 0" (2.81m x 1.82m)

Units to the base level, stainless steel sink unit with drainer and mixer tap, plumbing for washing machine, UPVC double glazed window to the side elevation, partly tiled, wood glazed door to the rear hallway.

Rear Hallway 3' 0" x 6' 0" (0.92m x 1.82m)

Wood double glazed door to the side elevation.

Coal Store 5' 2" x 2' 11" (1.57m x 0.88m)

WC 5' 2" x 2' 10" (1.57m x 0.86m)

UPVC double glazed window to the side elevation, WC.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One 11' 5" x 10' 11" (3.47m x 3.34m)

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

Bedroom Two 13' 0" x 11' 1" (3.95m x 3.38m)

UPVC double glazed window to the rear elevation, tiled fireplace, radiator, built in wardrobe.

Bedroom Three 8' 3" x 6' 0" (2.52m x 1.83m)

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

Wet Room 7' 10" x 5' 9" (2.38m x 1.74m)

Walk in shower with electric Mira shower, lower level WC, wall mounted sink, radiator, fully tiled, UPVC double glazed window to the rear elevation, fan, cupboard housing immersion heated tank.

Outside

To the front is paved driveway, area laid to lawn, walled and fenced boundary, continuation of the driveway to the side elevation. Rear Garden is laid to lawn, fenced and hedged boundaries, patio area.

Garage 18' 4" x 9' 5" (5.59m x 2.88m)

Brick constructed garage, wood windows to the side elevation, window to the rear elevation, roller door.



Note:
Council Tax Band: C

EPC Rating: TBC

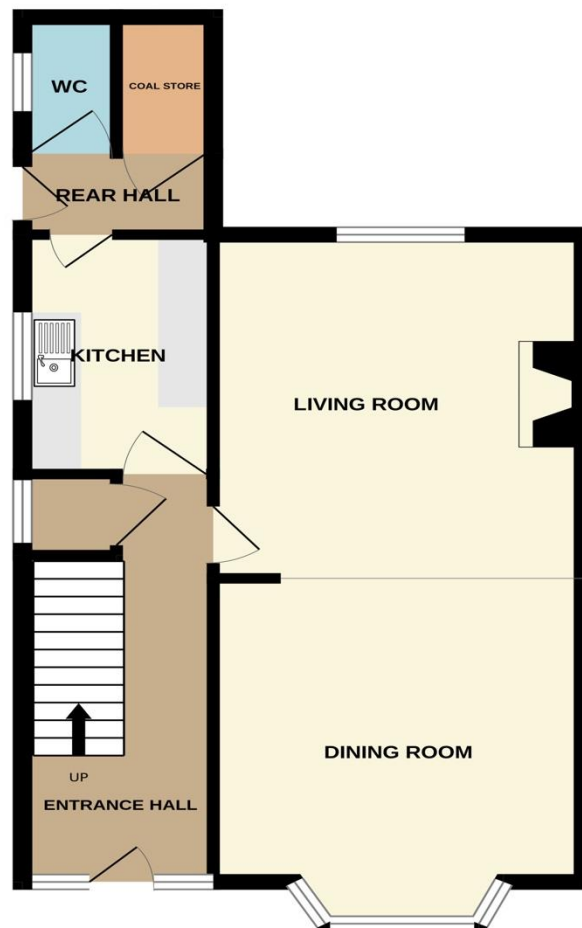
Tenure: believed to be Freehold



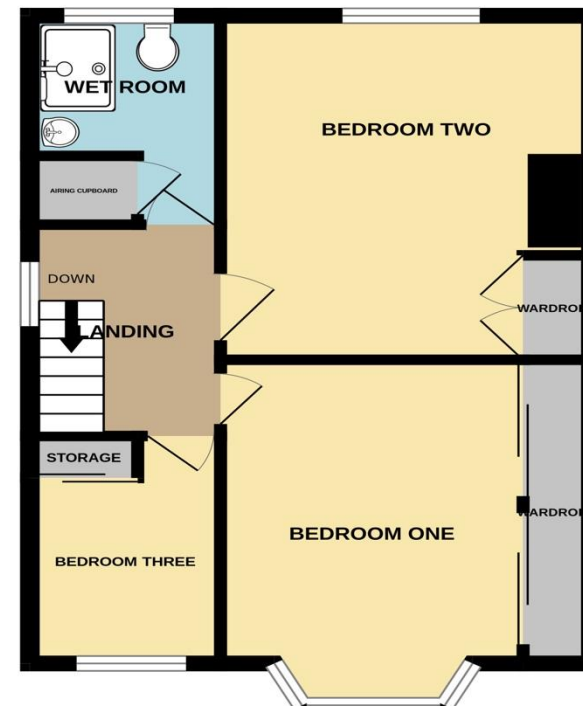




GROUND FLOOR



FIRST 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 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 identifiable by Whittaker & Biggs for Sale' Board.

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.

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

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930