



## 3 Basford Bridge Lane, Cheddleton, Leek, Staffordshire, ST13

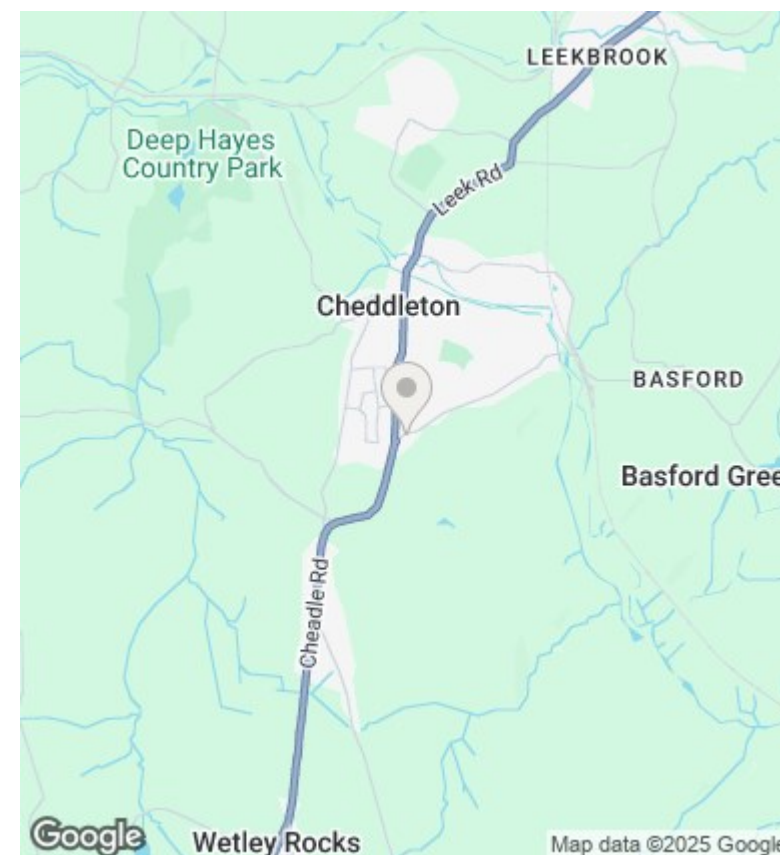
Offers In The Region Of £500,000

- Detached property
- 3 reception rooms
- Private garden
- 5 double bedrooms
- Detached garage with workshop
- Desirable location
- 3 bathrooms
- Views over the cricket club opposite





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 Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton. Continue along until you reach the mini roundabout and turn left into Basford Bridge Lane, where the property is the second house, situated on the left hand side.

## Viewings

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

## Council Tax Band

F

## EPC Rating:

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