



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



65 Basford Bridge Lane
Cheddleton, ST13 7EQ

Offers In The Region Of £450,000



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65 Basford Bridge Lane

, Cheddleton, ST13 7EQ

Situated in the busy village of Cheddleton, this splendid detached house on Basford Bridge Lane offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

A standout feature of this property is the triple garage, providing abundant storage space for vehicles, tools, or hobbies, catering to those who appreciate practicality.

Situated in an ideal location, this home benefits from the tranquillity of a residential area while remaining close to local amenities and transport links. Cheddleton is known for its picturesque surroundings and community spirit, making it a delightful place to live.

This property presents an excellent opportunity for those looking to settle in a spacious and well-equipped home in a desirable location. Don't miss the chance to make this lovely house your new family haven.





Directions

From our Derby Street office proceed along Haywood Street and at the traffic lights turn left into Cheddleton Road. Continue along into the village of Cheddleton and at the mini roundabout turn left into Basford Bridge Lane. Follow this road down the hill where number 65 can be found on the left hand side.

Entrance Hall

External door to front, radiator, laminate floor, staircase off.

Study

7'10" x 6'10" (2.41 x 2.09)

Upvc double glazed window to front, radiator, laminate floor.

Lounge

20'8" x 12'9" (6.31 x 3.91)

Max measurement. Upvc double glazed bay window to front, feature marble fireplace, radiator.

Dining Room

11'9" x 11'9" (3.60 x 3.60)

Patio doors to rear garden, radiator, laminate floor.

Kitchen

14'5" x 13'5" (4.40 x 4.10)

Range of units comprising base cupboards and drawers, work surfaces incorporating one and a half bowl stainless steel sink unit, matching wall cupboards, radiator, tiled floor.



Utility

Matching base and wall cupboards, work surface incorporating stainless steel sink unit, upvc double glazed frosted window and door to side, tiled floor.

Downstairs WC

Housing low level wc, wash hand basin, radiator, upvc double glazed frosted window to side, tiled floor.

First Floor Landing

Bedroom One

20'7" x 12'7" (6.28 x 3.86)

Upvc double glazed window to front, radiator.

En Suite

Fully enclosed shower cubicle incorporating mixer shower, pedestal wash hand basin, low level wc, Upvc double glazed frosted window to side, radiator.

Bedroom Two

12'9" x 11'9" (3.90 x 3.60)

Upvc double glazed window to rear, radiator.

Bedroom Three

10'1" x 12'6" (3.09 x 3.82)

Upvc double glazed window to front, radiator.

Bathroom

White suite comprising panelled bath with shower fitment, pedestal wash hand basin, low level wc, Upvc double glazed frosted window to side, radiator, fully tiled walls.





Bedroom Four 12'5" x 11'9" (3.80 x 3.60)

Upvc double glazed window to rear, radiator.

Front Garden

The property is approached via double gates which lead to ample off road parking and adjoining gardens. Access to the rear elevation.

Rear Gardens

Block paved patio with raised gardens.

Double Garage 30'0" x 17'8" (9.16 x 5.40)

Concrete floor, light and power connected.

Single Garage 24'5" x 9'8" (7.45 x 2.96)

Open fronted.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Viewings

By prior arrangement through Graham Watkins & Co.



Council Tax Band

We believe the property is in band

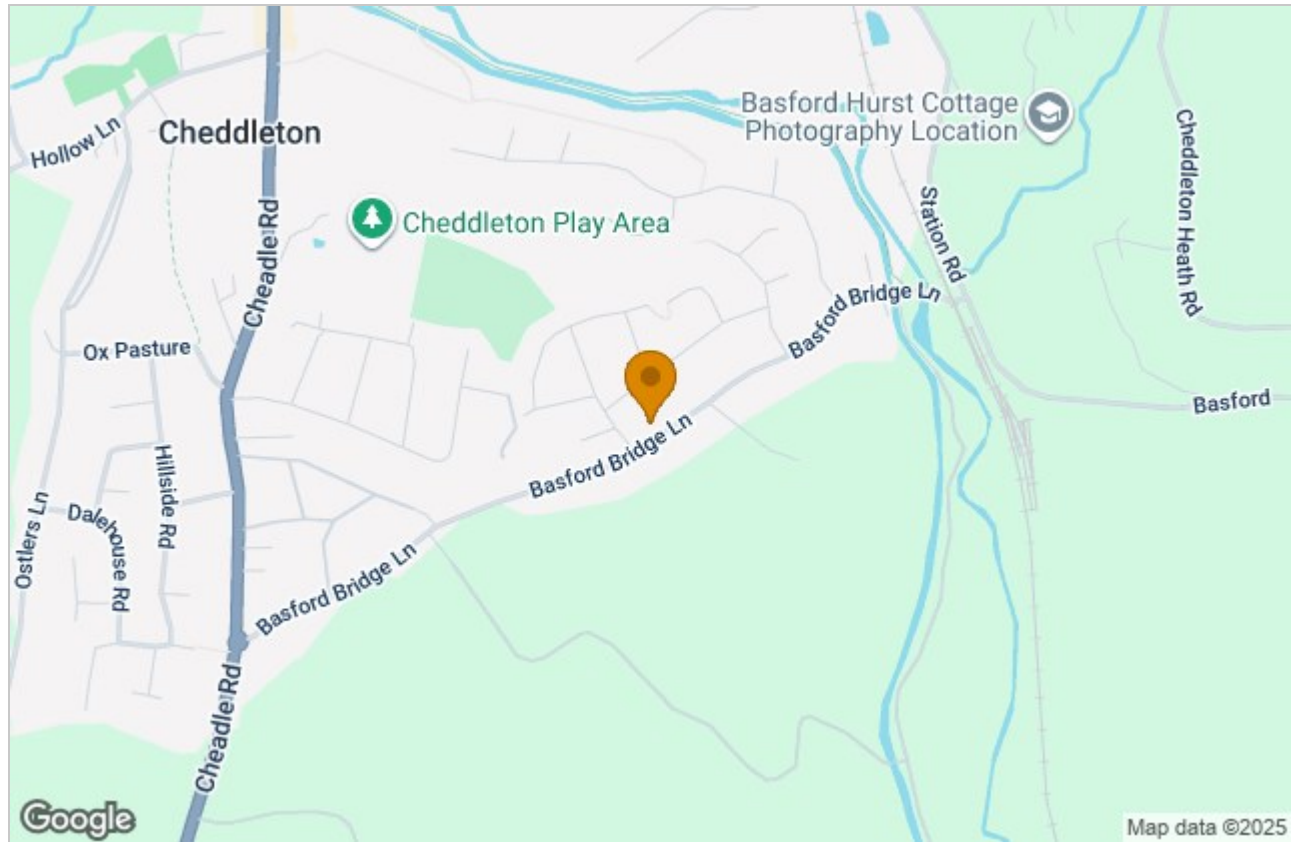
Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

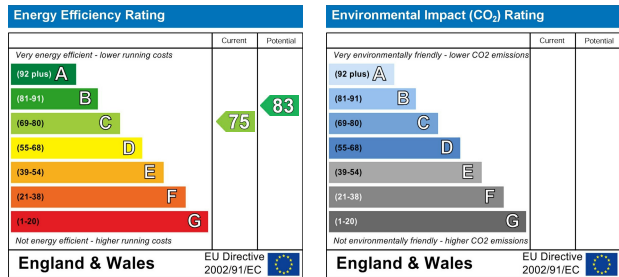
Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.