



Dalehouse Road | Cheddleton | Staffordshire | ST13 7JL

£269,000

EXTENDED THREE BEDROOM DETACHED HOUSE with NO UPWARD CHAIN. This STUNNING, EXTREMELY WELL PRESENTED and FULLY MODERNISED bungalow is located in the delightful SEMI-RURAL village of Cheddleton with COUNTRYSIDE WALKS right on your doorstep. Local shops/schools/village pubs are close to hand. Benefiting from SOLAR PANELS that brings in on average yearly TAX FREE income to any potential purchaser along with reducing the electric bills.



## Property Description

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Property briefly comprises - Entrance hall, modern bathroom, two double bedrooms and one single bedroom, good sized lounge and a SUPERB and SPACIOUS KITCHEN DINER offering FAR REACHING views of the STAFFORDSHIRE MOORLANDS.

Externally:- To the rear this beautiful home offers a private and enclosed, low maintenance artificial lawn, patio area, generous decking area, a great size shed and a single garage. To the front there is a driveway with ample off road parking along with a very useful carport.

### ENTRANCE HALL

Enter the property via the UPVC front door with leaded glazing panels into the hallway. Solid oak floor covering, radiator and store cupboard. Access from here via retractable ladder to the insulated and partially boarded loft space. The gas combi boiler is also housed in the loft.

### FAMILY BATHROOM

5' 10" x 6' 5" (1.78m x 1.97m) White bathroom suite comprising of a panelled bath with shower and side screen over, inset wash/hand basin over a fixed vanity unit and a close coupled WC. Chrome ladder style towel heater, extractor fan and tiled floor covering. UPVC window with frosted glazing to the side aspect. Mirrored door into the useful storage cupboard.

### BEDROOM 2

8' 7" x 9' 8" (2.62m x 2.95m) UPVC window with vertical blinds to the front aspect. Carpet and radiator. Fitted bedroom furniture.

### MASTER BEDROOM

11' 10" x 9' 8" (3.63m x 2.95m) UPVC window with vertical blinds to the front aspect. Radiator and luxury vinyl tile floor covering. A good range of fitted bedroom furniture.

### LOUNGE

11' 10" x 18' 9" (3.62m x 5.72m) Large spacious lounge with luxury vinyl tile floor covering and radiator. UPVC window with frosted glazing to the side aspect. French doors with glazed side panels open into the kitchen/diner.

### BEDROOM 3

8' 5" x 7' 10" (2.59m x 2.40m) UPVC window to the side aspect with the benefit of a Zebra blind. Carpet and radiator.

### KITCHEN/ DINER

9' 0" x 20' 10" (2.75m x 6.37m) Modern fitted kitchen in high gloss with integrated appliances, includes dishwasher, fridge, freezer, double ovens, (one is a microwave combination), four ring ceramic hob with Faber extractor fan above. Stainless steel undermount kitchen sink sits nicely within the quartz diamond chip work surface, with matching upstands and window sills. The ceramic tiled floor benefits from electric underfloor heating. Radiator beneath the large UPVC window to the rear aspect with far reaching views. UPVC half glazed exit door along with a further UPVC window. The feature brick wall is a good addition. Complete with under cupboard and kick board courtesy lighting.

### REAR GARDEN

Private and enclosed rear garden, panelled fencing borders. Indian stone patio area with steps down to the lawn of artificial grass, raised decking for al-fresco dining. Large garden shed included.

## GARAGE

8' 2" x 15' 7" (2.49m x 4.75m) Electric roller door with pedestrian access and UPVC window to the rear. Plumbing for a washing machine and space for several electrical appliances.

## OFF ROAD PARKING/ FRONT GARDEN

Tarmac drive with carport for off road parking. Raised front garden with mature shrubs for privacy.

## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

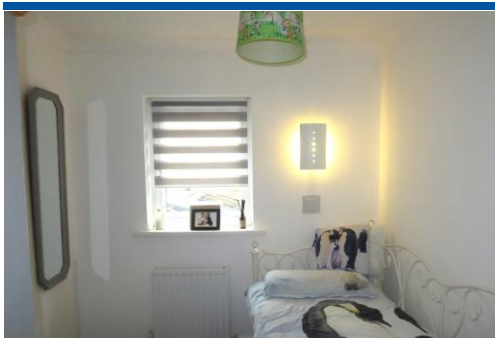
### Market Appraisal

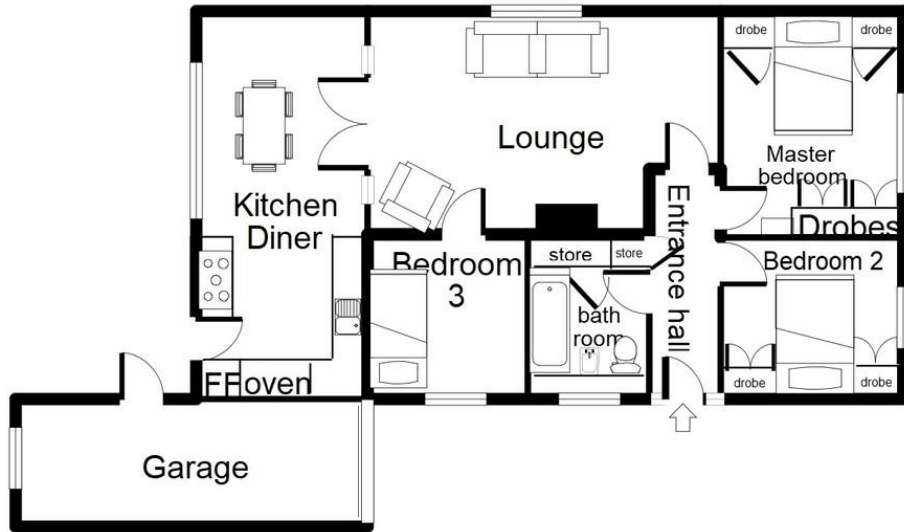
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31





### Tenure

Freehold

### Council Tax Band

C

### Viewing Arrangements

Strictly by appointment

### Contact Details

The Estate Office  
 5 King Street  
 Newcastle  
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 ST5 1EN

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements