

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



80 Ostlers Lane, Cheddleton, Leek, ST13 7HS

£285,000



- Watch Our Online Video Tour!
- Impressive Modernised Accommodation
- Superb Sun Room
- Combi Boiler
- Open Views To The Rear
- Fantastic Kitchen With Dining Area
- Separate Utility Room
- UPVC Double Glazed Windows

Delightful accommodation and wonderful views.

In a very delightful location definitely a semi-detached house that will appeal to many families.

Step inside the property and you will be delighted by the comfortable lounge complete with multi fuel stove as well as being impressed by the modern fully fitted kitchen with space for a table and chair and doors leading into a truly impressive sun room. There is also a separate utility room whilst on the first floor you will find three sensibly proportioned bedrooms as well as a modern well equipped shower room with room width shower.

Heating is from a combi boiler, the windows are UPVC double glazed units and the garden to the rear of the property is very much a feature of the property from which you see open farm land views beyond.





## ENTRANCE HALL

UPVC double glazed front door and window. Wood laminate flooring. Radiator. Stairs leading to first floor.

## LOUNGE

13'5 x 11'8 (4.09m x 3.56m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind. Tiled hearth, timber mantle and multi fuel stove.

## KITCHEN WITH DINING AREA

18 x 9'7 (5.49m x 2.92m)

Tile effect laminate flooring. Impressive range of high gloss white wall cupboards and base units together with gas range cooker. Stainless steel hood. Integrated dishwasher. Space for tall fridge freezer. Radiator. Part tiled walls. UPVC double glazed window with fitted blind. Built in storage or coat cupboard. Folding doors lead into the...

## SUN ROOM

12'5 x 7'1 (3.78m x 2.16m)

Tile effect laminate flooring. Radiator. Spotlights. UPVC double glazed windows and external door... all with fitted vertical blinds. Remote control roof blind.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the part boarded loft which contains the gas combi boiler for central heating and hot water.

## BEDROOM ONE

13'4 x 9'7 to face of wardrobes (4.06m x 2.92m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Excellent range of fitted wardrobes to one wall.

## BEDROOM TWO

11'7 x 9'7 (3.53m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed windows with fitted vertical blinds.

## BEDROOM THREE

7' x 6'11 (2.13m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## SHOWER ROOM

6'7 x 5'9 (2.01m x 1.75m)

Modern, well fitted and featuring a white suite with room width shower, w/c and wash basin within a fitted unit. Tiled walls and floor. Vertical radiator. UPVC double glazed window.

## OUTSIDE

There is a tarmac driveway and well stocked garden to the front of the house and external power socket.


There is an attached single garage with remote controlled electric roller door and light behind which is a utility room/ workshop with plumbing for washing machine.

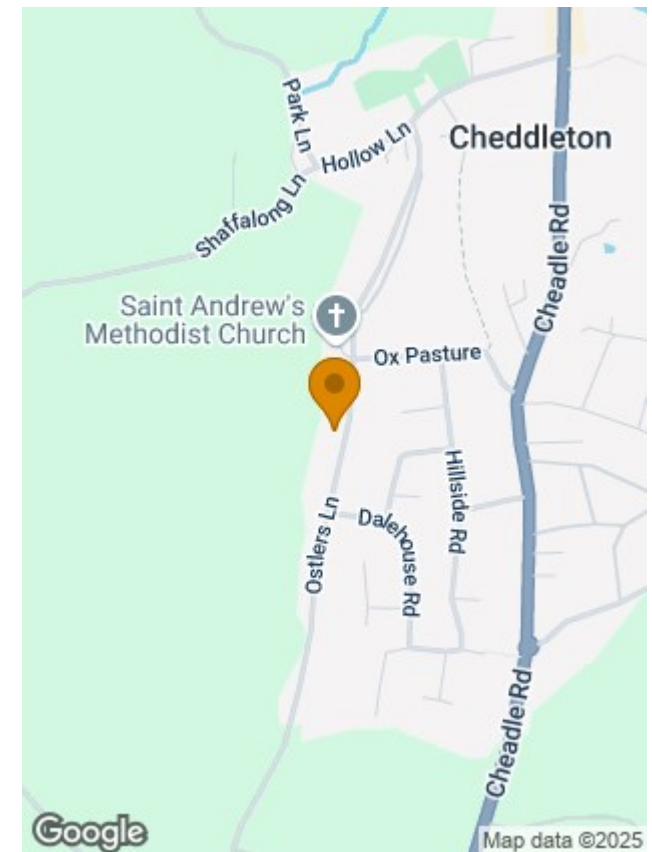
To the rear of the house is a charming garden with mature trees and shrubs in addition to a lawn, garden shed and farm land views beyond.







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>	71	77
(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 	





## MATERIAL INFORMATION

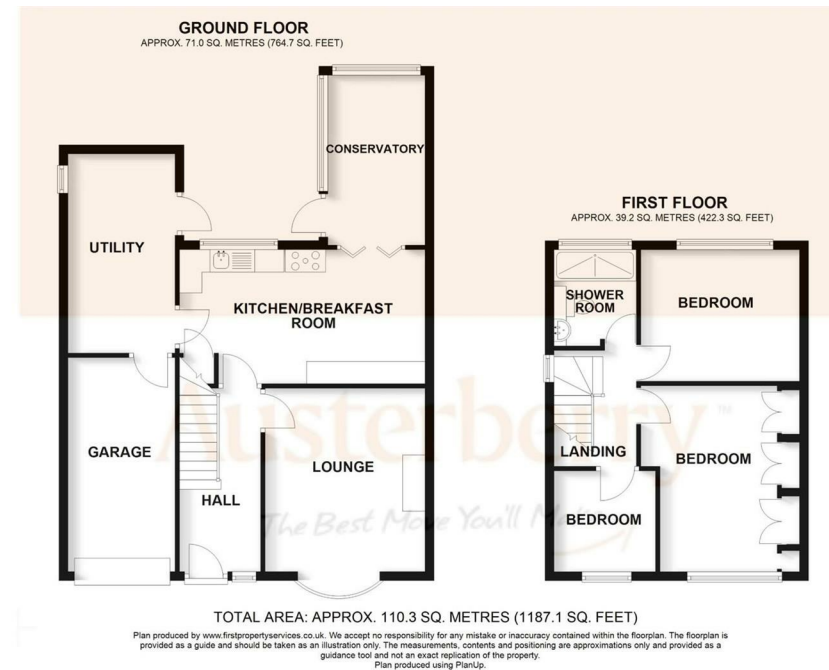
Tenure - Freehold

Council Tax Band - B



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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