



7 Folly Lane, Cheddleton, Leek, ST13 7DA

Offers In The Region Of £295,000

- Three bedroom semi detached bungalow
- Contemporary kitchen and shower room to the ground floor
- Concrete sectional garage, having power and light
- Loft conversion having bedroom and ensuite bathroom
- Entrance porch
- Refurbished to a high standard throughout
- Two reception rooms
- Substantial block paved driveway to the front and side
- NO CHAIN

7 Folly Lane, Leek ST13 7DA

Nestled in the charming village of Cheddleton, Staffordshire Moorlands, this exquisite three-bedroom semi-detached bungalow on Folly Lane offers a perfect blend of modern living and comfort. Recently refurbished to a high standard, this property is ready for you to move in without the hassle of a chain.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen, complete with a breakfast bar, is a delightful space for culinary enthusiasts. The ground floor also features a well-appointed shower room, ensuring convenience for family and guests alike.

The bungalow boasts a thoughtfully designed loft conversion, which adds a spacious bedroom and an ensuite bathroom featuring a luxurious roll-top bath, perfect for unwinding after a long day.



Council Tax Band: B



Entrance Porch

Composite double glazed door to the front, uPVC double glazed windows to the front/sides, stone floor.

Living Room

13'6" x 10'1"

uPVC double glazed window to the front, radiator, stairs to the first floor, multi fuel stove, stone hearth, inset down lights, television point.

Dining Room

11'2" x 10'6"

Radiator, uPVC double glazed window to the side, inset down lights, television point.

Kitchen

11'2" x 9'4"

Range of fitted gloss units to the base and eye level, composite one and a half sink, mixer tap, Beko four ring electric hob, Beko fan assisted oven, angled extractor, breakfast bar, space for a washing machine, radiator, inset down lights, uPVC double glazed door and window to the rear.

Shower Room

8'8" x 4'3"

Shower enclosure, chrome fitment, low level WC, pedestal wash hand basin with storage beneath, traditional style radiator with heated towel rail, mirror with light, extractor, electric heater, fully tiled, uPVC double glazed window to the side.

Bedroom Two

10'0" x 9'0"

uPVC double glazed window to the front, radiator, television point, inset down lights.

Bedroom Three

11'0" x 10'9"

uPVC double glazed window to the rear, radiator, inset down lights, television point.

First Floor

Bedroom One

10'9" x 10'2"

Velux style window to the rear, built in drawers, feature wall lights, radiated, television point, gas fired central heating boiler.

Ensuite Bathroom

10'9" x 8'11"

Roll top bath on claw feet, chrome floor mounted tap with shower attachment, vanity wash hand base with chrome mixer tap, low level WC, mirror with light, tiled splash backs, built in storage, chrome heated ladder radiator, velux style window to the rear.

Externally

To the front herringbone block paved driveway, stone wall and fenced boundary, well stock borders and hedged boundary.

To the rear, Indian stone patios, fenced boundary, power point, water tap,

raised well stocked borders.

To the side of the property, continuation of the block paved driveway, stonewall and hedged boundary.

Garage

18'11" x 8'9"

Concrete sectional, window to the side, up and over door, power and light connected.

AML REGULATIONS

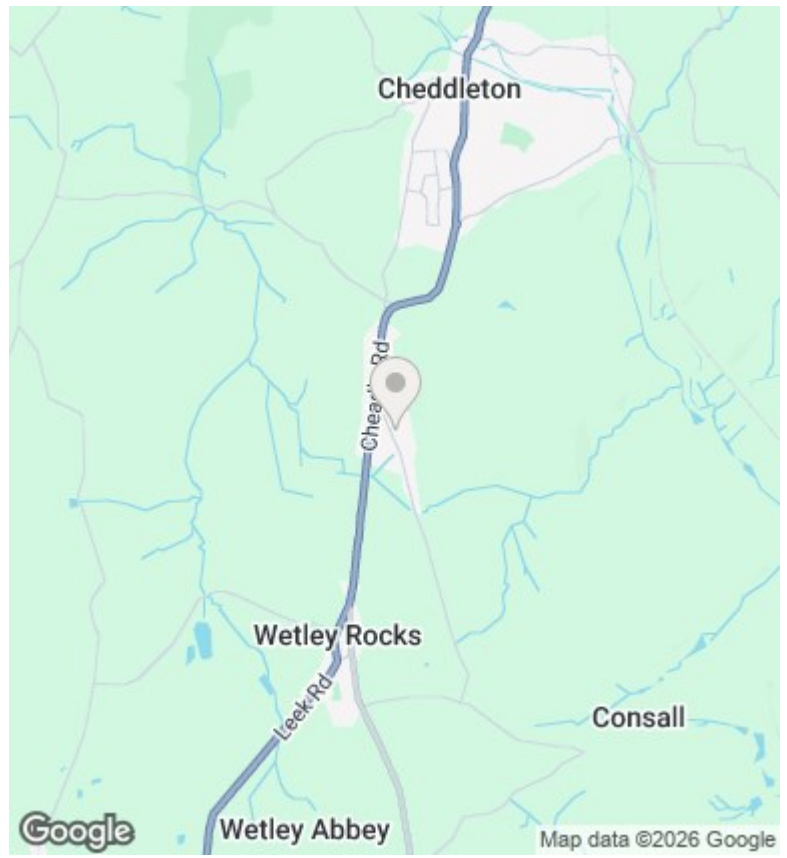
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Viewings

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

Council Tax Band

B

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |