



3 Basford View, Cheddleton, Staffordshire, ST13 7HJ

£975 PCM

- Three bedroom terrace cottage
- 16ft dining kitchen
- Carport with parking for a vehicle
- Semi-rural location
- Contemporary kitchen and bathroom
- Stunning views
- Front garden and rear yard

3 Basford View, Cheddleton ST13 7HJ

Available to let is this beautifully presented three bedroom terrace cottage, which is nestled within a semi rural location and has stunning rural views to the frontage. The property is located down a private road and has parking for a vehicle under the carport, front garden and rear yard.

You're welcomed into the property from the rear, through the hallway with the bathroom to left and dining kitchen to the right. The contemporary bathroom is well equipped with a shower enclosure, chrome fitment, free standing bath, vanity unit with bowl sink and velux style window. An impressive 16ft dining kitchen has an inglenook fireplace with Rangemaster electric cooker within, belfast sink, integral dishwasher, cupboard housing a washer dryer, wood worksurfaces, space for a dining table and free standing fridge/freezer. A further hallway provides access to the front garden, stairs to the first floor and living room. The living room has a feature fireplace and patio doors to the frontage.



Council Tax Band: B



Hallway

UPVC double glazed door to the front elevation, radiator, tiled floor, stairs to the first floor. - Size : -

Living Room

11'4" x 11'5"

Feature fireplace with cast iron surround and tiled hearth, radiator, UPVC double glazed patio doors and windows to the front elevation. - Size : - 11' 4" x 11' 5" (3.46m x 3.49m)

Dining Kitchen

12'2" x 16'11"

Range of fitted units to the base and eye level, Belfast sink, woodwork surfaces, integral dishwasher, cupboard with space and plumbing for washer dryer, inglenook fireplace with rangemaster electric cooker, hob, oven and grill, radiator tiled floor, inset downlights, UPVC double glazed window to the rear elevation. - Size : - 12' 2" x 16' 11" (3.71m x 5.15m)

Utility/Hallway

3'11" x 6'0"

Stable composite double glazed door to the side elevation, Velux style window. - Size : - 3' 11" x 6' 0" (1.19m x 1.83m)

Bathroom

9'8" x 6'0"

Corner shower cubicle with chrome fitment, low level WC, free standing bath with chrome mixer tap, vanity unit with bowl sink and chrome mixer tap,

chrome heated ladder radiator, UPVC double glazed window to the side elevation, electric heater, Velux style window, extractor fan. - Size : - 9' 8" x 6' 0" (2.95m x 1.83m)

First Floor

- Size : -

Landing

Loft access, WC off. - Size : -

WC

Low level WC - Size : -

Bedroom One

11'3" x 13'8"

Juliet balcony, feature fireplace, radiator, built in wardrobe with light. - Size : - 11' 3" x 13' 8" (3.44m x 4.16m)

Bedroom Two

12'1" x 10'4"

Radiator, UPVC double glazed window to the rear elevation, built in wardrobe. - Size : - 12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom Three

9'1" x 8'2"

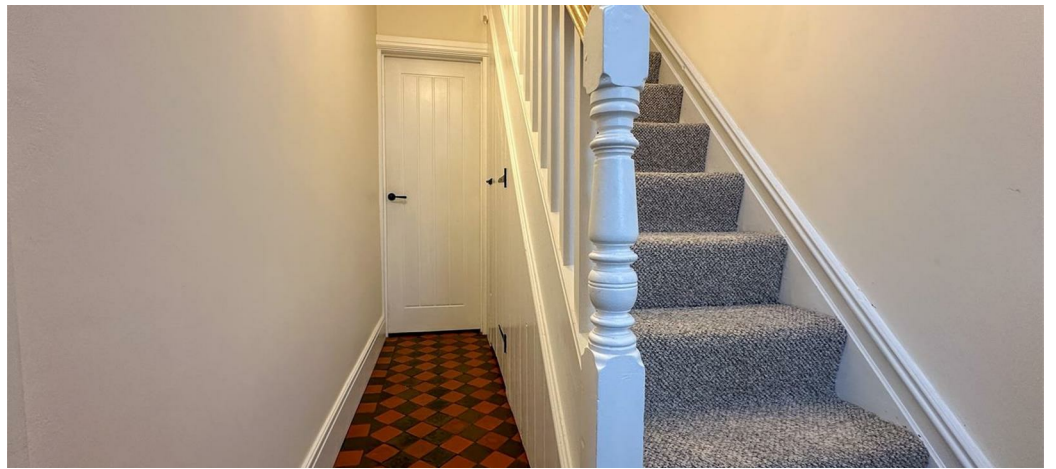
UPVC double glazed window to the rear elevation, radiator. - Size : - 9' 1" x 8' 2" (2.78m x 2.49m)

Externally

To the front, tiered, area laid to lawn, area laid to patio, fenced and hedged boundary.

To the rear, car port with storage, parking space, enclosed yard with Indian stone patio with gated access. - Size : -





Directions

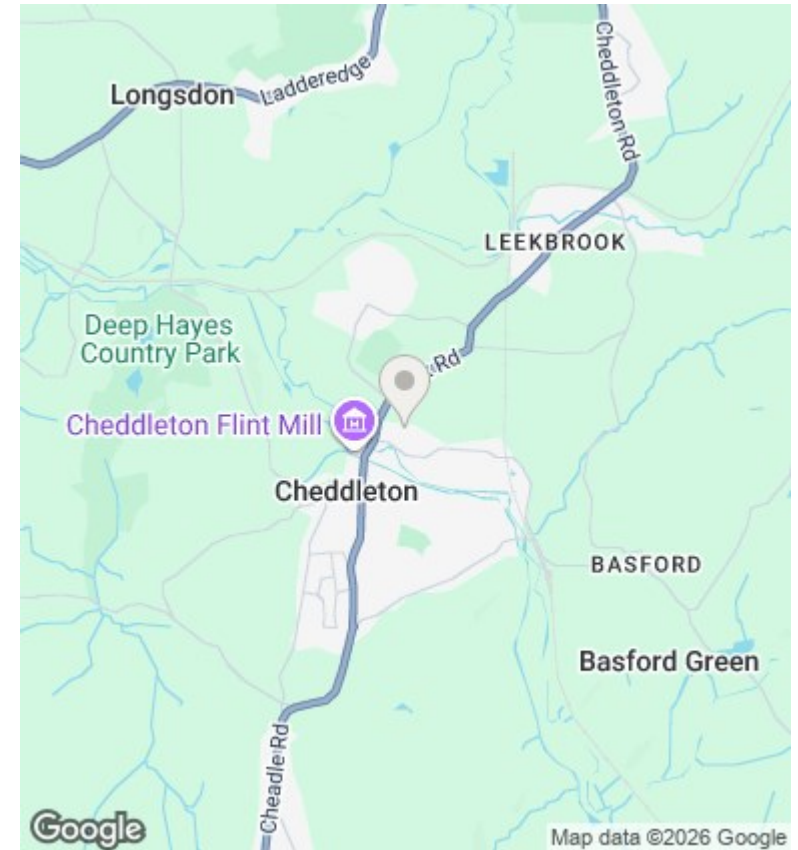
From our Derby Street Leek Offices proceed to the roundabout turning right into Haywood Street. At the traffic lights turn left into the A520 Cheddleton Road. Follow this road proceeding out of the town and passing through Leekbrook. Upon entering Cheddleton after passing through the Speed Camera turn immediately left into Basford View, being a single track road. Follow the road to the end and the property is located on the right

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		
(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	