



69 Basford Bridge Lane, Cheddleton, Staffordshire, ST13 7EQ

Offers over £250,000

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"Owning a home means crafting your own personal masterpiece." – Ezra Pound

Located on Basford Bridge Lane in the popular village of Cheddleton, this charming two-bedroom semi-detached home enjoys a generous plot with ample parking, detached garage/workshop, and attractive rear gardens. Offering spacious living accommodation, a cosy log-burning stove, breakfast kitchen, utility room, and excellent outdoor space, the property is ideally positioned close to local amenities and surrounding countryside.

Denise White Estate Agent Comments



Situated within a highly desirable residential location of Cheddleton on Basford Bridge Lane, conveniently close to local amenities and picturesque countryside walks, this charming traditional two-bedroom semi-detached home occupies a generous plot with attractive gardens to both the front and rear.

The property benefits from off-road parking to the front, while the enclosed rear garden offers a fantastic outdoor space featuring a decked seating area, greenhouse, and two timber storage sheds. A detached garage provides excellent workshop potential, with gated access leading to a covered carport and additional driveway parking.

Inside, the accommodation begins with a welcoming entrance hallway leading through to a warm and inviting living room, complete with a feature log-burning stove set within a tiled recess with slate hearth and exposed beam mantle. Dual aspect windows to the front and rear allow plenty of natural light to flow through the space.

To the rear of the property is a spacious breakfast kitchen fitted with a range of matching wall and base units, integrated cooker, hob with extractor hood, and ample space for appliances. The ground floor also benefits from a practical utility room and separate WC.

Upstairs, the landing provides access to two

well-proportioned bedrooms along with the family bathroom, completing this attractive and well-maintained home.

Location



Located in a well established residential area. Ideally situated in the popular village of Cheddleton with access to Caldon Canal and providing picturesque walks through the countryside with local pubs and eateries along the way and within close proximity to the popular Churnet Valley Railway. The location offers the best of both worlds, ideally placed for those who enjoy the sights and sounds of the country with some fabulous surrounding countryside but within easy travelling distance of local amenities located both within the village of Cheddleton and the nearby Market Town of Leek.

Entrance Hallway

Composite entrance door to the front aspect. Fitted carpet. Ceiling light. Stairs leading to first floor accommodation. Doors leading into :-

Living Room

15'11" x 11'5" max (4.86 x 3.48 max)



Fitted carpet. Two radiators. uPVC double glazed windows to the front and rear aspect. Log burning stove set on a flagged hearth with wooden mantle. Ceiling light.

Inner Hall

Vinyl flooring. Understairs storage cupboard. Ceiling light. Doors leading into:-

Kitchen

13'4" x 11'4" max (4.07 x 3.47 max)



Fitted with a Range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated four ring electric hob with extractor over and single electric oven. Plumbing for automatic washing machine. Vinyl flooring. Radiator. uPVC double glazed windows to the front and rear aspect. Ceiling light.

Utility

6'2" x 6'11" (1.89 x 2.12)



Vinyl flooring. Radiator. uPVC double glazed window to the rear aspect. Door leading to the garden. Ceiling light.

WC

3'5" x 6'2" max (1.05 x 1.89 max)



Vinyl flooring. WC. Floating style wash hand basin. Wall mounted gas central heating boiler. Obscured window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Ceiling light. Doors leading into:-

Bedroom One

13'5" x 11'5" max (4.09 x 3.48 max)



Fitted carpet. Radiator. uPVC double glazed windows to the front and rear aspect. Storage cupboard. Ceiling light.

Bedroom Two

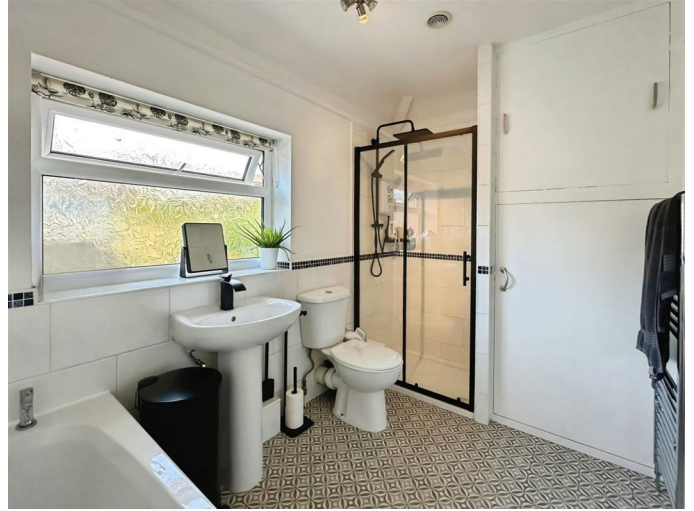
11'5" x 12'0" max (3.48 x 3.68 max)



Fitted carpet. Radiator. uPVC double glazed windows to the front and rear aspect. Ceiling light.

Bathroom

9'11" x 6'10" max (3.03 x 2.09 max)



Fitted with a suite comprising of shower cubicle with electric shower, panelled bath, pedestal wash hand basin and low level WC. Vinyl flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Storage cupboards. Ceiling light.

Outside

This property is situated on a spacious plot that features ample parking at the front, leading to gated access for a covered carport and a detached garage, perfectly suited for a workshop. The gardens include well-maintained areas both at the front and rear, with the rear garden laid to lawn, complete with a seating area, a greenhouse, and two wooden sheds. Enjoy outdoor living in this inviting space!

what3words

logged.takers.enveloped

what3words is the easy way to describe any precise location. It has divided the world into a grid of 3 metre squares and given each square a unique address made from 3 random words.

what3words can be used via the free mobile app and the online map at [what3words.com](https://www.what3words.com)

Agent Notes

Tenure: Freehold

Services: All mains services connected

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Please Note

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage Advisor?

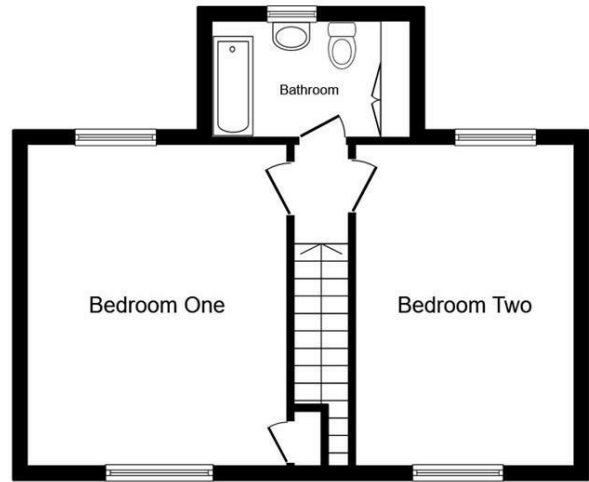
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor

Floor area 49.0 m² (527 sq.ft.)



First Floor

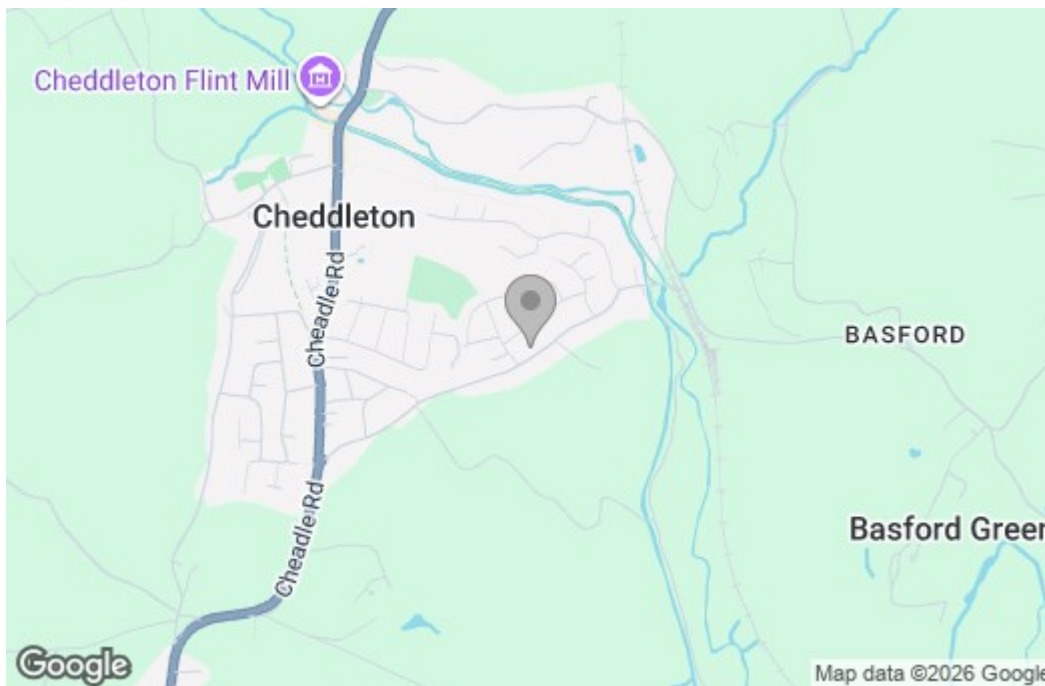
Floor area 42.8 m² (461 sq.ft.)

TOTAL: 91.8 m² (988 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.