



17 Basford Bridge Lane, Cheddleton, Leek, ST13 7EQ

Offers In The Region Of £425,000

- Beautifully presented semi-detached family home enjoying attractive views over the surrounding countryside
- Three well-proportioned bedrooms, providing comfortable and versatile space for families, guests, or home working
- Situated in a highly sought-after residential location, offering a peaceful setting with convenient access to local amenities
- Bright and welcoming sitting room, perfect for relaxing and entertaining throughout the year
- Spacious and well-maintained accommodation arranged over two floors, ideal for modern family living
- Generous conservatory overlooking the garden, creating an additional reception area filled with natural light

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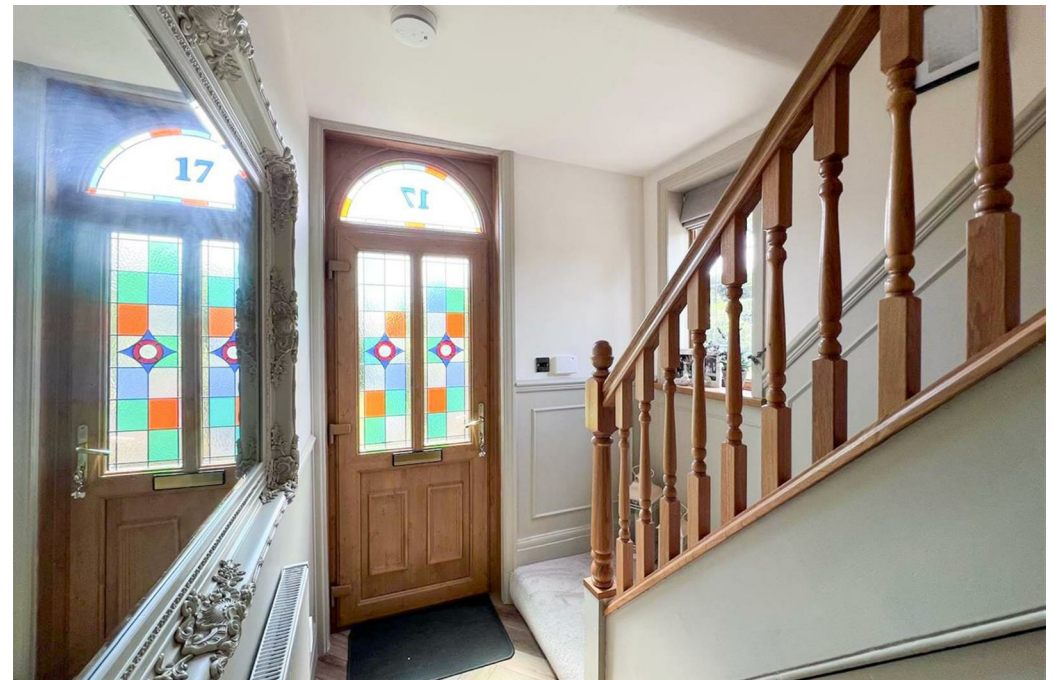
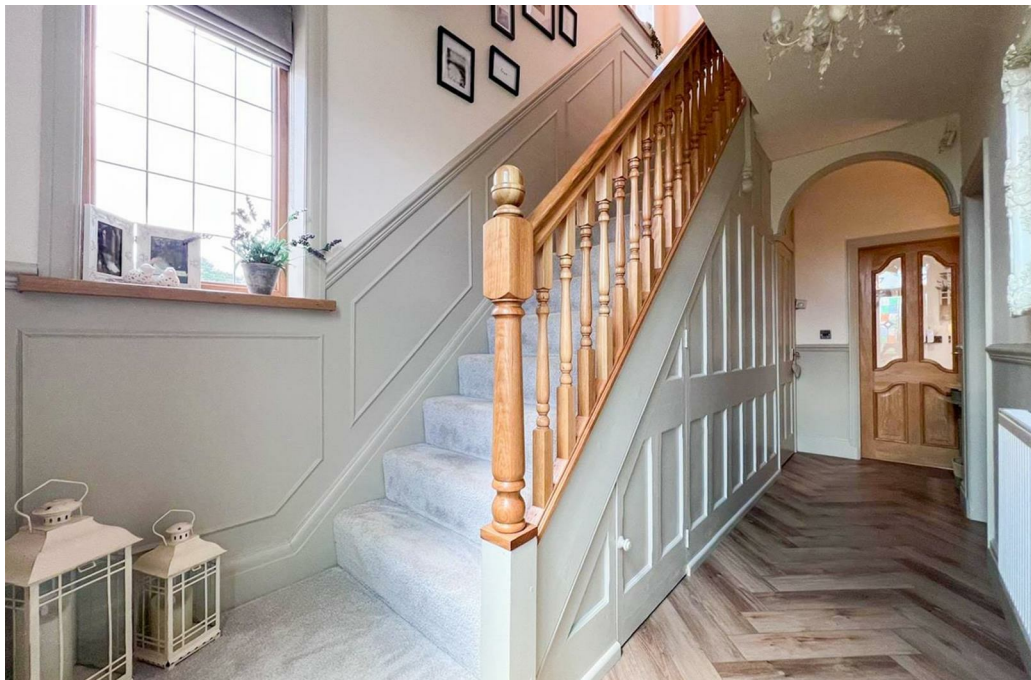
Whittaker & Biggs would like to welcome you to this charming semi-detached family home, built in 1920. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families seeking a peaceful retreat while still being close to local amenities.

One of the standout features of this home is the generous conservatory, which overlooks the beautifully maintained garden. This bright and airy space serves as an additional reception area, ideal for relaxation or entertaining guests, all while enjoying the stunning views of the surrounding countryside.

The stylish breakfast kitchen is designed with both functionality and aesthetics in mind, providing ample storage, workspace for culinary enthusiasts and Rangemaster range cooker. A separate utility room adds to the practicality of the home, making daily chores a breeze.



Council Tax Band: C



Ground Floor

Entrance Hall

17'1" x 6'5"

UPVC double glazed stained glass door with transom window to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator, understairs storage cupboard housing the Greenstar gas fired boiler.

Sitting Room

13'3" x 11'11"

UPVC double glazed bay window to the frontage, living flame gas fire, granite hearth, marble mantel, radiator, parquet flooring.

Breakfast Kitchen

18'10" x 10'9" max measurement

UPVC double glazed window to the side aspect, UPVC double glazed French doors into the conservatory, units to the base and eye level, granite work top, AEG ceramic induction hob, Siemens electric fan assisted oven, Lamona integral combination microwave oven and grill, Rayburn range cooker, exposed brick surround, space for a freestanding fridge freezer, space for a table and chairs, radiator.

Conservatory

15'11" x 8'11"

UPVC double glazed construction, polycarbonate roof, tiled floor, French doors to the side aspect, radiator, TV point.

Utility Room

8'0" x 7'4"

UPVC double glazed door to the side aspect, internal wood glazed window, space and plumbing for a washing machine, space for tumble dryer, radiator, tiled floor.

WC

2'9" x 4'3"

UPVC double glazed window to the side aspect, low level WC, tiled floor.

First Floor

Landing

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

10'7" x 7'3"

UPVC double glazed window to the rear, inset double ended bath, chrome mixer tap, handheld shower attachment, walk-in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, standard radiator, fully tiled, inset ceiling spotlights, extractor fan.

Bedroom One

13'3" x 11'11" max measurement

UPVC double glazed window to the frontage, fitted wardrobes, radiator.

Bedroom Two

11'1" x 10'10"

UPVC double glazed window to the rear, storage cupboard, radiator.

Bedroom Three

9'11" x 6'5" max measurement

UPVC double glazed window to the frontage, radiator, built in storage cupboard.

Loft

Boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway suitable for multiple vehicles, area laid to lawn, mature trees and shrubs, hedge boundary, access to the rear.

To the rear, Indian stone paved patio, three lawned areas, hedge boundary, mature tree, detached garage, timber shed.

Detached Garage

Concrete sectional, wood double doors, power and light.

AML REGULATIONS

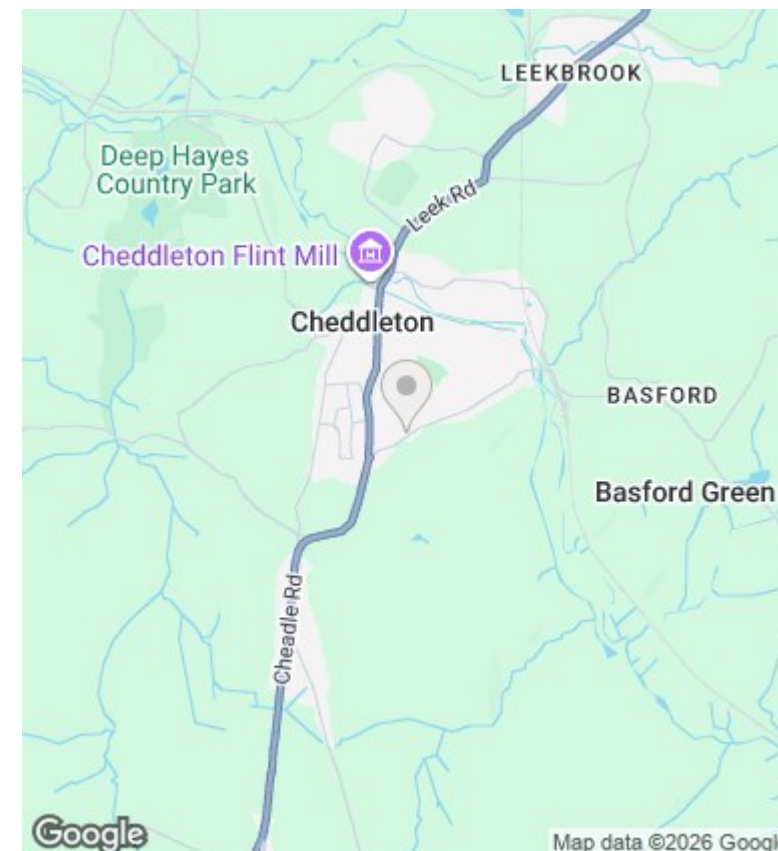
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to the accuracy of efficiency or the green.



Directions

Viewings

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

Council Tax Band

C

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