Whittaker & Biggs Est. 1930
Rostons Group







7 High Lane, Cheddleton Heath, Staffordshire, ST13 7DY

Offers In The Region Of £215,000

- Selling with NO CHAIN! Semi-detached property situated in a quiet cul-de-sac location.
- Spacious kitchen diner, perfect for everyday living and entertaining.
- Convenient ground floor WC.
- Perfectly presented and ready to move straight into.
- Ideal purchase for first-time buyers or those looking to downsize.
- Cosy sitting room featuring an attractive open fire.
- First floor bathroom serving both bedrooms.
- Two well-proportioned double bedrooms.
- Separate utility room providing additional storage and practicality.
- Private driveway and low-maintenance west-facing rear garden.

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7 High Lane, ST13 7DY

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this perfectly presented and ready to move into, semi-detached home. Occupying a quiet cul-de-sac position and offering an ideal opportunity for first-time buyers, downsizers, or those seeking a home with low-maintenance living. Combining well-proportioned accommodation with practical features throughout, the property provides a comfortable and welcoming environment both inside and out.

The accommodation comprises a cosy sitting room centred around an attractive open fire, creating a warm and inviting focal point. To the rear, the spacious kitchen diner offers ample room for everyday family life and entertaining, whilst a separate utility room provides valuable additional storage and workspace. A convenient ground floor WC further enhances the practicality of the home.

2 1 1 D

Council Tax Band: B





Location

Situated in the sought-after area of Cheddleton Heath, High Lane enjoys a delightful semi-rural position surrounded by the beautiful Staffordshire Moorlands countryside. The property benefits from convenient access to the village amenities of Cheddleton, including local shops, schools and traditional pubs, whilst the nearby market town of Leek provides a wider range of retail, leisure and dining facilities. Excellent commuter links to Stoke-on-Trent and the surrounding areas, together with an abundance of scenic walks, canal-side paths and outdoor pursuits nearby, make this an ideal location for those seeking a balance between countryside living and everyday convenience.

Ground Floor

Hall

4'1" x 3'6"

UPVC double glazed door with transom window to the frontage, stairs to the first floor, radiator.

Sitting Room

11'11" x 11'11"

UPVC double glazed window to the frontage, open fire, cast iron and tiled surround, tiled hearth, wood mantle, fitted storage cupboards, exposed floorboards.

Kitchen Diner

14'10" x 10'9"

UPVC double glazed window to the rear, units to the base and eye level, four ring ceramic hob, Hoover electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding fridge freezer, space for dining table and chairs, radiator, parquet flooring, tiled flooring.

Utility

8'2" x 4'0"

UPVC double glazed window to the rear, units to the base and eye level, space and plumbing for a washing machine, tiled floor, wall mounted gas fired Main combi boiler.

Rear Hall

4'2" x 2'11"

Wood door to the side aspect, tiled floor, understairs storage cupboard.

WC

4'1" x 2'11"

UPVC double glazed window to the side aspect, pedestal wash hand basin, brass taps, low-level WC, radiator.

First Floor

Landing

5'3" x 3'0"

UPVC double glazed window to the side aspect.

Bathroom

7'8" x 5'3"

UPVC double glazed window to the rear, panel bath, chrome taps, electric Triton shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, extractor fan.

Bedroom One

15'4" x 11'3" max measurement

Two UPVC double glazed windows to the frontage, radiator.

Bedroom Two

10'8" x 9'6"

UPVC double glazed window to the rear, fitted wardrobes, radiator, loft hatch.

Externally

To the rear, area laid to gravel, fence boundary, timber shed, greenhouse.
To the frontage, paved driveway, hedge and fence boundary, double gates, gated access to the rear.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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Snuggle




WELCOME
to the
BATHROOM











TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

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

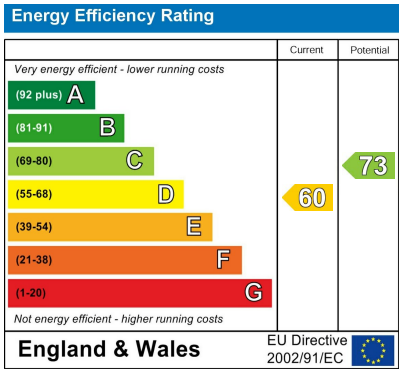


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