



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



81 Basford Bridge Lane
Cheddleton, Leek, ST13 7EQ

Offers In The Region Of £350,000



81 Basford Bridge Lane

Cheddleton, Leek, ST13 7EQ

A superbly presented four bedroom semi-detached property, located on popular Basford Bridge Lane in the village of Cheddleton. The property boasts many bespoke features and has been modernised throughout to an immaculate standard. The stunning open plan kitchen and dining space includes a timeless fitted kitchen with sky lantern and large patio doors to the rear garden. Externally, the property has off road parking, a garage and a beautiful rear garden. This fabulous property is not to be missed!

Directions

From our Derby Street office proceed along Haywood Street and at the traffic lights turn left into Cheddleton Road. Continue along into the village of Cheddleton and at the mini roundabout turn left into Basford Bridge Lane. Follow this road down the hill where number 81 can be found on the left hand side identifiable by our For Sale board.

Entrance Hall

External door, staircase off.

Living Room

12'8" x 11'9" (3.87 x 3.60)

(Plus Bay) Newly fitted Upvc double glazed window to front, double radiator.

Open Plan Dining Kitchen

18'6" x 14'11" (5.65 x 4.55)

Range of kitchen units comprising base and wall cupboards, integrated Zanussi induction hob with extractor fan over, Zanussi oven and microwave, inset Lamona sink unit and mixer tap, integrated Zanussi dishwasher, fridge and freezer. Bi-fold patio doors to rear garden, double radiator, feature sky lantern, panel radiator, tile effect laminate flooring. Built-in understairs store/Pantry.

Utility

8'7" x 7'2" (2.63 x 2.20)

Matching base cupboards with work surface having inset stainless steel sink unit and mixer tap, double radiator, tile effect laminate flooring, wall mounted gas boiler, external glazed door to rear garden.





WC off

Housing wash hand basin in vanity with cupboards beneath, low level wc, with concealed cistern, single radiator, tile effect laminate flooring, Upvc double glazed window to rear.

First Floor Landing

Loft access.

Bedroom One

12'6" x 10'7" (3.83 x 3.25)

Upvc double glazed window to front aspect, single radiator.



En-suite

9'1" x 4'11" (2.78 x 1.50)

(Maximum Measurement) Villeroy & Bosch suite comprising wash hand basin with drawer beneath, low level lavatory, heated towel rail, enclosed shower cubicle with mixer shower fitment, tiled effect laminate flooring, Upvc double glazed frosted window to side.



Bedroom Three

12'5" x 6'10" (3.81 x 2.10)

(Maximum Measurement) Upvc double glazed window to rear, single radiator, loft access.

Family Bathroom

5'11" x 5'6" (1.82 x 1.68)

Roca suite comprising panelled bath with mixer taps and shower fitment over, pedestal wash hand basin, part tiled walls, tile effect laminate flooring, heated towel rail.



Bedroom Four

10'10" x 9'7" (3.32 x 2.93)

Upvc double glazed window to rear, single radiator.

Bedroom Two

12'8" x 10'10" (3.87 x 3.31)

Upvc double glazed window to front, single radiator. Built-in wardrobe.

Outside

The property is approached via a gravelled driveway providing ample off road parking, fence and hedge boundaries. Pedestrian gated access with Indian stone paths lead to the rear gardens, external power points.

Rear Gardens

Indian stone patio with matching steps leading to spacious lawn gardens with courtesy lighting and external power. Views over open fields.

Garage

20'10" x 12'9" (6.36 x 3.90)

Having electric up and over door, concrete floor, light and power.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Council Tax and Local Authority

We believe the property is in band B and the local authority is Staffordshire Moorlands District Council

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



Floor Plan



Viewing

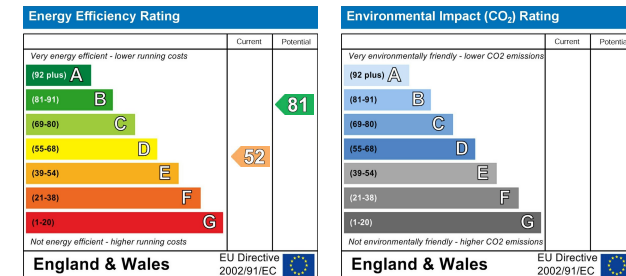
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>

Area Map



Energy Efficiency Graph



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.