



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



11 Wall Lane Terrace  
Cheddleton, Leek, ST13 7ED

**Offers Over £289,950**



## 11 Wall Lane Terrace

Cheddleton, Leek, ST13 7ED

An immaculately presented three bedroom semi-detached home in the popular village of Cheddleton. The property benefits from off road parking to the rear of the property and front and rear gardens. The home offers two good sized reception rooms, dining kitchen, garden room and useful utility area to the ground floor. The first floor offers three bedrooms and bathroom. Peaceful landscape views can be enjoyed from both the front and rear of the property. Early viewing is highly recommended to appreciate the accommodation and location on offer.

### Situation

Located in the popular village of Cheddleton, the property is within close proximity to many local amenities such as schools, shops, public houses and village shops along with countryside/canal walks on the doorstep.

### Entrance Hall

13'1" x 6'9" (3.99 x 2.06)

A front entrance hall with external door to the side aspect, stairs off and under stairs storage.

### W.C

With low level lavatory, pedestal wash hand basin, quarry tile floor, window to the garden room, wall mounted boiler, archway to the utility.

### Utility

With plumbing for a washing machine, base cupboards with worktops, stainless steel sink unit, radiator, window to the garden room and quarry tile floor.

### Sitting Room

13'1" x 11'6" (4.0 x 3.53)

The sitting room has double glazed windows to the front aspect, decorative cast iron fireplace on a tiled hearth, radiator and picture rail.

### Lounge

14'11" x 11'11" (4.56 x 3.64)

The lounge has double glazed patio doors to the front garden, cast iron fireplace including a living flame gas fire on a tiled hearth, radiator and picture rail.





#### Dining Kitchen 14'7" x 14'3" (4.45 x 4.36)

The dining kitchen which has been extended offers a range of base cupboards and drawers with worktops, two and half bowl stainless steel sink unit, built-in fridge, matching wall mounted cupboards with partly glazed doors, plumbing for a dishwasher, external door, UPVC double glazed window to the rear garden, laminate floor, two skylight windows and radiator.

#### Garden Room 11'8" x 7'9" (3.57 x 2.38)

Being of double glazed construction on dwarf walls, radiator, laminate flooring, a pair of patio doors to the garden and loft access.

#### Stairs to First Floor

#### Landing 13'1" x 6'9" (4.0 x 2.08)

With window to the side aspect and radiator and access to the loft which is insulated and partly boarded and has potential to create a fourth bedroom subject to necessary consents.

#### Bedroom One 15'0" x 11'10" (4.58 x 3.63)

With UPVC double glazed window to the front aspect overlooking the landscape, radiator and picture rail.

#### Bedroom Two 13'1" x 11'10" (4.0 x 3.61)

With UPVC double glazed window to the front aspect overlooking the landscape, radiator and picture rail.

#### Bedroom Three 11'10" x 9'8" (3.63 x 2.96)

With UPVC double glazed window to the rear aspect overlooking the landscape, radiator and picture rail.



### Bathroom

13'1" x 5'10" (4.01 x 1.79)

The bathroom suite comprises a bath, low level lavatory, pedestal wash hand basin, corner shower cubicle, radiator, part tiled walls and UPVC double glazed window to the rear aspect.

### Outside

Externally, there is a shared path to the front aspect to adjoining lawns and feature patio, a pedestrian gate leads to rear garden.

To the rear aspect, there is a patio area with shaped lawns and meandering path with further patio area, gravelled area access to garden shed and gated access to flagged parking area. The parking is accessed via a private road to the rear of the property.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Services

We believe the property is connected to all mains services

### Council Tax and Local Authority

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

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

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

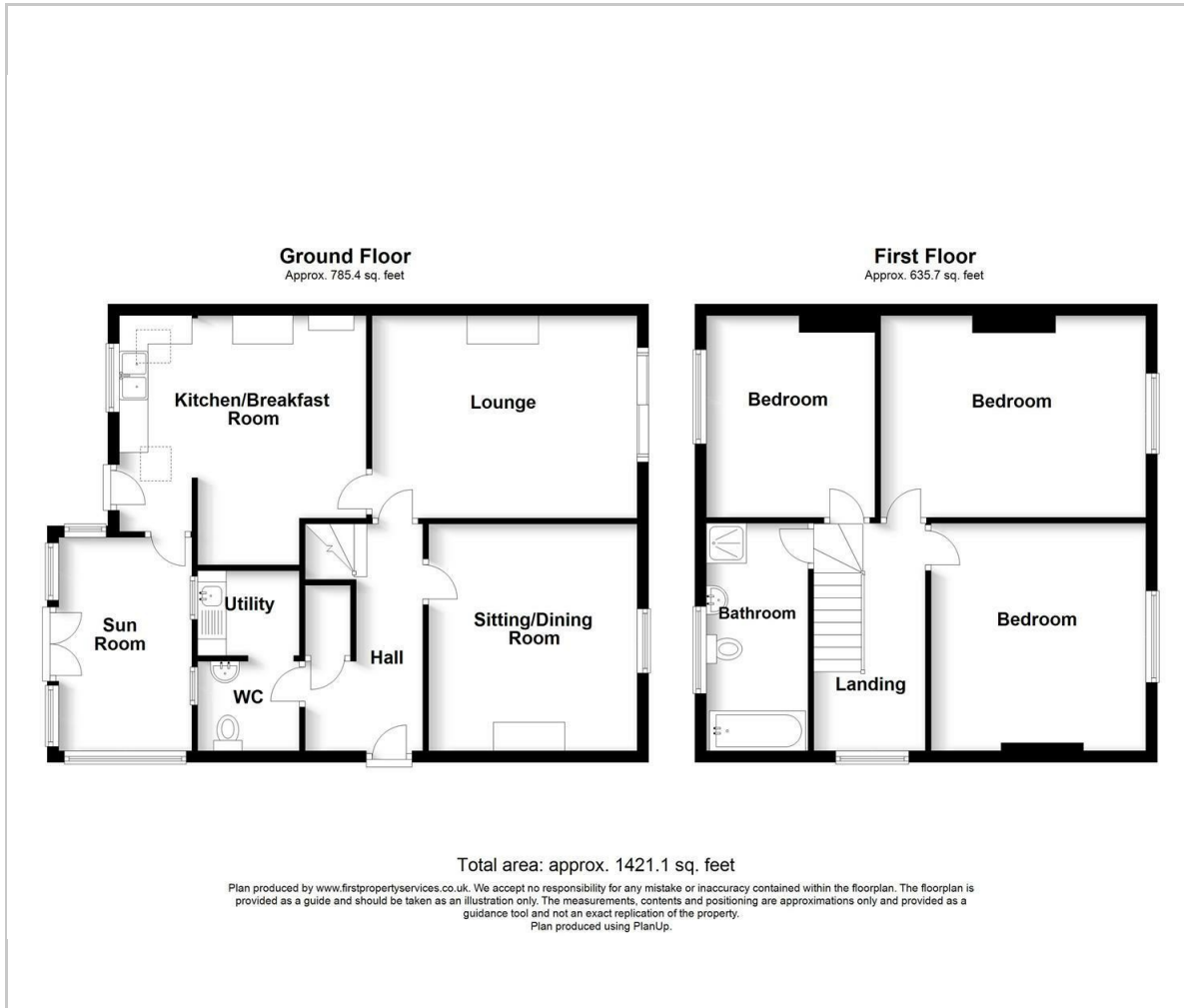
### Please Note

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.

Also note that the house is built of non traditional construction.



## Floor Plan



## Viewing

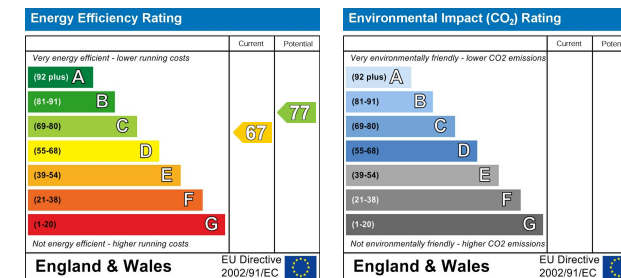
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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