



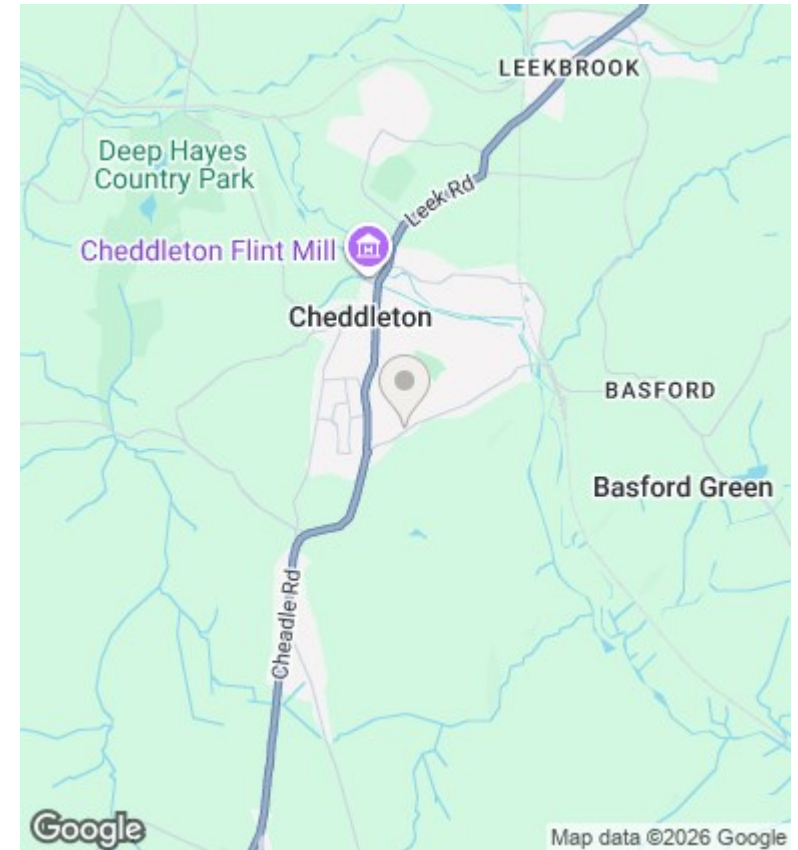
17 Basford Bridge Lane, Cheddleton, Leek, ST13 7EQ

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



While every effort has been made to ensure the accuracy of the images 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 not 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. Made with MyPlan ©2020



Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

Council Tax Band

C

EPC Rating:

D

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