



35 Ostlers Lane, Cheddleton, Leek, ST13 7HS

Offers In The Region Of £250,000

- No onward chain – offering a straightforward and potentially faster purchase
- Two reception rooms – providing excellent flexibility for living, dining or home working
- Potential to add value – an exciting opportunity to modernise and put your own stamp on the property
- Desirable private road – peacefully positioned in a private road setting
- Two bedrooms – well-suited to couples, small families or downsizers
- Detached garage – providing useful storage or potential for alternative uses, subject to any necessary consents
- Semi-detached property – offering comfortable and versatile accommodation
- Superb rear views – enjoying pleasant outlooks over the neighbouring countryside
- Private driveway – convenient off-road parking for multiple vehicles

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this semi-detached house offering a wonderful opportunity for those seeking a home with character and potential. Built in 1933, the property spans an inviting 753 square feet and features two reception rooms, perfect for both relaxation and entertaining.

The house boasts two well-proportioned bedrooms and a family shower room, making it an ideal choice for couples or small families. One of the standout features of this property is the substantial east-facing rear garden, which provides a lovely outdoor space to enjoy the morning sun and the delightful rear views. The garden presents an excellent opportunity for gardening enthusiasts or those looking to create a tranquil outdoor retreat.



Council Tax Band: B



Ground Floor

Hall

4'5" x 3'2"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator.

Sitting Room

11'9" x 12'0" max measurement

UPVC double glazed bay window to the frontage, electric fire, tiled hearth, stone surround, radiator.

Dining Room

11'11" x 8'11"

UPVC double glazed window to the rear, radiator, pantry off housing the Main gas fired combi boiler.

Kitchen

12'0" x 7'4"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, Belling ceramic four ring hob, Belling electric fan-assisted oven and separate grill, stainless steel sink and drainer, chrome mixer tap, space for a fridge freezer, space and plumbing for a washing machine, ceiling spotlights, radiator.

WC

5'10" x 2'8"

Accessed externally. UPVC double glazed window to the side aspect, low level WC.

First Floor

Landing

6'3" x 3'9"

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

Shower Room

6'9" x 5'6"

UPVC double glazed window to the rear, quadrant shower enclosure, chrome fittings, rainfall showerhead, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

Bedroom One

14'9" x 9'10" max measurement

Two UPVC double glazed windows to the frontage, fitted wardrobes, radiator.

Bedroom Two

11'1" x 9'2"

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

Loft

Insulated, part boarded, light.

Externally

To the frontage, tarmacadam driveway, area laid to lawn, fence and wall boundary, well stocked borders.

To the rear, paved patio, area later lawn, hedge and fence boundary, well stocked borders, views beyond.

Detached Garage

Concrete sectional construction, metal up-and-over door, wood glazed window to the side aspect, power and light.

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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 12/2018



Directions

Viewings

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

Council Tax Band

B

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