



Woodlands Avenue, Cheddleton ST13 7BY

**Price:** Offers Over £250,000

- Semi-rural village location
- Beautifully renovated throughout
- Modern kitchen & luxury shower room
- Landscaped low maintenance gardens
- Driveway providing off road parking
- Lounge featuring log burner
- Two double bedrooms
- No chain involved

Located in the semi-rural village of Cheddleton a beautifully renovated semi-detached bungalow which offers a blend of modern comfort and stylish living.

Offering a brand-new kitchen and a contemporary shower room, that adds to the fresh and modernised feel throughout.

The property sits on a plot with a driveway providing off road parking, a single garage with electric roller shutter door. The gardens to the front and rear have been landscaped and are low maintenance. Solar panels are installed on both the front and rear roofs (further information on request).

Internally the accommodation comprises of a lounge enhanced by a newly installed log burner, perfect for creating a warm and inviting atmosphere. A modern kitchen with integrated oven and hob, and a separate utility area.

The spacious hallway serves all the rooms, with both double bedrooms located to the front of the property, and the luxury fitted shower room to the side aspect.

Newly fitted carpets and flooring have been laid throughout the home, which complement the soft neutral tones, contributing to making this a home you can just place your furniture.

**Entrance Porch:**

uPVC door and window to the side aspect. Vinyl floor covering.

**Hallway:**

A spacious hallway providing access to all principal rooms. Newly fitted carpet. Anthracite column radiator.

**Kitchen: 3.49 m x 2.59 m**

A modern newly fitted kitchen with a range of wall and base units with oak counter tops and upstands, incorporating a ceramic sink with mixer tap. An integrated oven with ceramic four ring hob over, having a glass feature splashback and extractor hood. Space for a fridge freezer. Plumbing for an automatic washing machine. Anthracite column radiator. Recessed ceiling spotlights. Oak effect laminate floor covering. Window to the rear aspect over-looking the garden.

**Utility: 2.58 m x 1.47 m**

A useful area with glazing to three sides, and door out to the rear garden. An oak countertop creates the under space for white goods, with dryer vent and electrics in place. Feature wall light.

**Lounge: 4.83 m x 3.64 m**

A wonderful light and airy room, with a feature inset log burner set withing a stylish fireplace with rustic stone cladding sitting on a dark marble hearth with oak over mantle. The inset lighting adds to that cosy feel. Tall anthracite column radiator. Window to the rear elevation allowing the flow of natural sunlight into the room.



Bedroom One: 3.65 m x 3.32 m  
Radiator. Fitted carpet. Window to the front elevation.

Bedroom Two: 3.32 m x 3.03 m  
Radiator. Fitted carpet. Window to the front elevation.

Bathroom: 2.16 m x 2.18 m  
A luxury modern fitted shower room, with a fully enclosed double shower cubicle, with rainfall shower head and handheld attachment. Neutral grey tiled walls give it a contemporary look. A vanity unit houses the sink basin and low-level W.C. Chrome and white towel radiator. Oak laminate flooring. Recessed ceiling spotlights. Loft hatch (the loft is fully boarded out). Obscure glazed window to the side elevation.

Garage:  
Electric roller shutter door. Light and power. Personal door at the rear.

The property has solar panels installed - the new owner of the property can take on a contract with their chosen supplier, from which they will use the power, and the remaining energy is sold back to the Grid (further information available on request).

Front:  
The property has a small front wall boundary with iron gates into the driveway. There are stocked trees to the front creating privacy, and hedged boundaries to the side. A pathway leads from the front garden to side entrance, and a further gate to the rear garden.

Rear Garden:  
A great space that has been crafted into various areas, offering lawns, shaded seating areas under the mature trees, stocked raised planters and a feature garden pond. Fenced boundaries with stocked borders, and additional areas suitable for garden furniture or a BBQ makes this a wonderful space for every season.



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