



Daisy Cottage, 2 Basford Bridge Terrace, Staffordshire, ST13 7EG

Guide price £250,000

OUR PHONELINES ARE OPEN 9AM – 9PM 7 DAYS A WEEK!

****GUIDE PRICE OF £250,000 – £275,000 ****

Boasting a stunning canal side position nestled within the charming village of Cheddleton, this beautifully presented two-bedroom mid-terrace cottage enjoys picturesque views and easy access to scenic walks and the nearby heritage railway. Full of character, the property offers well-proportioned accommodation, a versatile loft room, off-road parking and a beautiful front garden overlooking the canal. A truly unique home in an idyllic village setting.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments



A charming two-bedroom mid-terrace cottage enjoying an enviable canal side position in the picturesque village of Cheddleton.

Occupying a truly idyllic setting on Basford Bridge Terrace, this delightful home boasts stunning views across the adjoining canal and surrounding countryside, with the historic Churnet Valley Railway close by, creating a unique and characterful backdrop. Offering immediate access to scenic walks and an abundance of outdoor pursuits, the property perfectly combines peaceful village living with everyday practicality.

Stepping inside, you are welcomed directly into a cosy yet spacious lounge, centred around a feature multi-fuel burner that creates a warm and inviting atmosphere. The accommodation flows effortlessly through to the open-plan dining area, where stairs rise to the first floor. Leading off the dining area is a fully fitted galley-style kitchen, offering a range of units and access to the rear of the property, whilst the ground floor accommodation is completed by a well-appointed family bathroom.

To the first floor are two well-proportioned bedrooms. The principal bedroom enjoys views over the front aspect, while the second bedroom provides access to the loft room. Both bedrooms benefit from useful built-in storage. From Bedroom The useful loft room offers excellent additional space suitable for use as a home office, playroom

or simply further storage.

Externally, the property continues to impress. There is the advantage of off-road parking together with a beautiful front garden positioned alongside the canal, providing a wonderful place to relax and take in the tranquil surroundings. With the water's edge on your doorstep, passing narrowboats, nearby heritage railway and an array of picturesque walking routes, this cottage offers a lifestyle as much as a home.

Early viewing is highly recommended to fully appreciate the charm, character and exceptional setting this delightful canal side cottage has to offer.

Location



Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, a bowls club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way, a 10-mile walking trail that follows the River Churnet through the Staffordshire Moorlands.

Lounge Area

11'11" x 10'0" (3.65 x 3.06)



Wooden stable door to the front aspect. LVT flooring. Radiator. Multi fuel burner. Wall lights. Ceiling light.

Dining Area

11'11" x 11'3" (3.65 x 3.44)



LVT flooring. Radiator. Stairs leading to first floor accommodation. uPVC double doors leading to kitchen. Wall lights. Ceiling light.

Kitchen

12'5" x 5'7" (3.81 x 1.71)



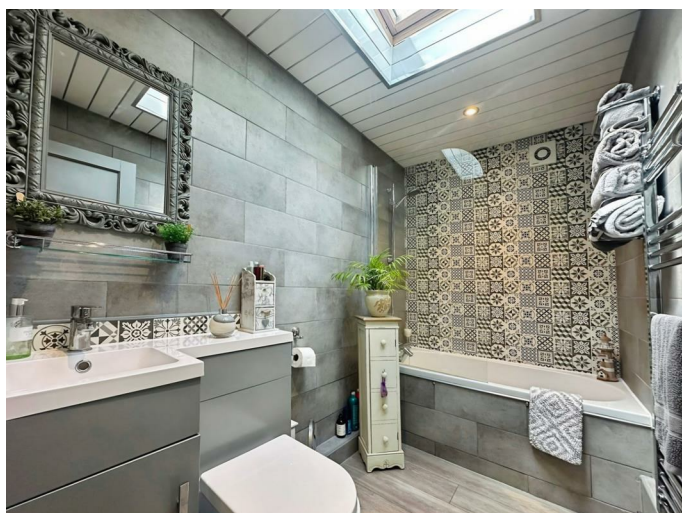
Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Integrated fridge freezer, dishwasher, oven, gas hob with extractor fan over. Tiled flooring. Radiator. Obscured uPVC Windows to the side aspect. Composite door to the rear aspect. Ceiling light.

Inner Hall

Laminate flooring. Ceiling light. Door leading into: –

Bathroom

8'6" x 4'10" (2.60 x 1.49)



Fitted with a suite comprised of bath with shower attachment, low-level WC, vanity wash hand basin. Laminate flooring. Heated towel rail. Skylight window. Inset spotlights.

First Floor Landing

Bedroom One

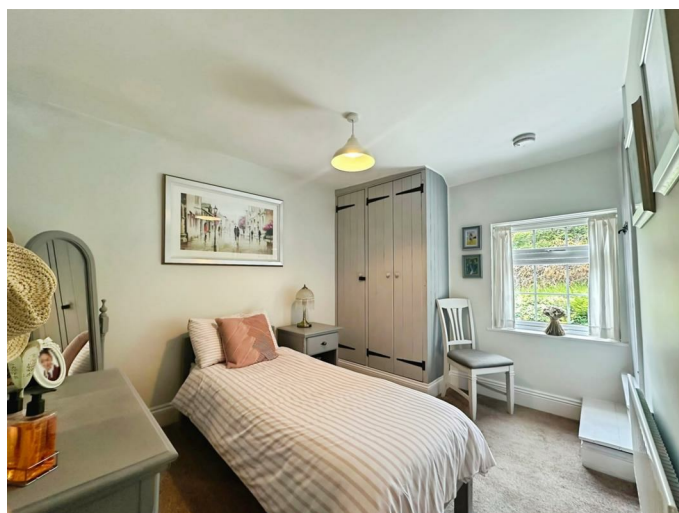
10'9" x 9'10" (3.30 x 3.02)



Carpet. Radiator. Built-in wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Two

11'6" x 8'11" (3.52 x 2.73)



Carpet. Radiator. Built-in wardrobes. Stairs leading to second floor accommodation. uPVC window to the rear aspect. Ceiling light.

Loft Room

10'5" x 6'11" min (3.19 x 2.11 min)



Carpet. Radiator. Three Velux Windows. Inset Spotlights.

Outside



Externally, the property features off road parking for two vehicles with a large tiered garden to the front. A slate chippings path leads through the lawned garden which features a range of well stocked borders, greenhouse, and breeze house all bordering the canal side.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

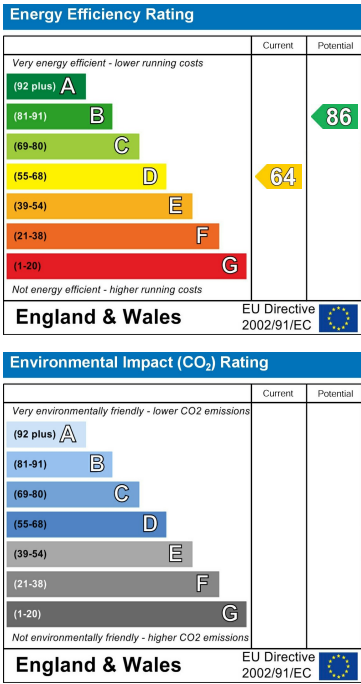


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.