



11 Donkey Lane, Cheadle

£65,000 Freehold



FOR SALE BY PUBLIC AUCTION – SET TO TAKE PLACE ON 29TH MAY

UNCONDITIONAL – Contracts are exchanged on the fall of the hammer and a 10% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price.

Tenure – Freehold

Buyers Premium – £3000 plus vat

Located in the scenic Staffordshire Moorlands, this charming and deceptively spacious one-bedroom cottage at 11 Donkey Lane, Cheadle, ST10 2ED offers an excellent opportunity for investors or landlords. Situated on the edge of the Peak District and close to the amenities of Cheadle town centre, the property is ideally positioned to attract long-term tenants or holiday let guests.

The property benefits from off-street parking and a large garage, which offers potential for conversion into additional living space or a second bedroom (subject to planning permission). This added flexibility increases the potential rental yield or future resale value. The cottage is well-suited for investors seeking a buy-to-let or short-term rental with scope to add value through development.



Council Tax band: G

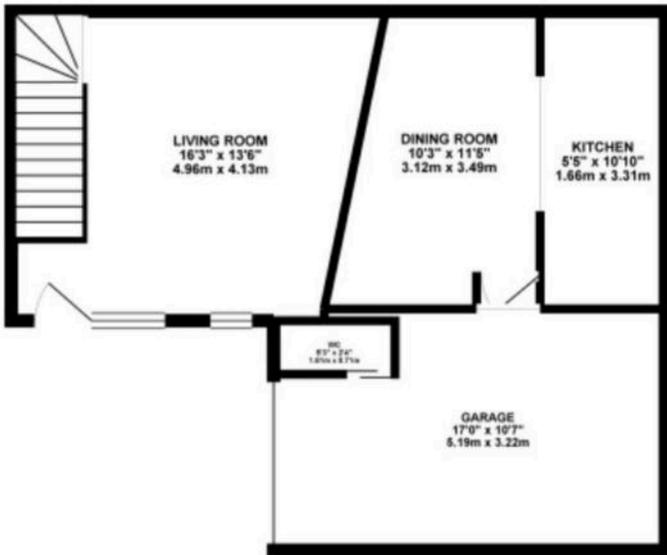
Tenure: Freehold

EPC Energy Efficiency Rating: E

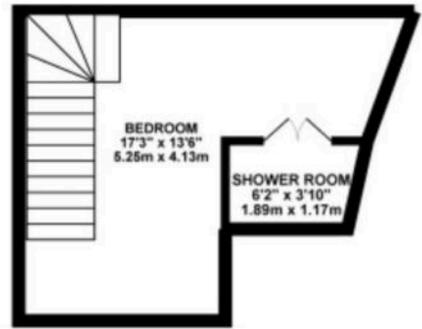
EPC Environmental Impact Rating:
F



GROUND FLOOR 556.22 sq. ft.
(51.67 sq. m.)



1ST FLOOR 184.78 sq. ft.
(17.17 sq. m.)



TOTAL FLOOR AREA : 741.00 sq. ft. (68.84 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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