



Boucher Road

Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

40 Boucher Road
Cheddleton , Leek
Staffordshire
ST13 7JH

- * A three bedroom semi-detached property situated in a popular and well established residential area at Cheddleton.
- * The property boasts a very generous sized corner plot offering the potential for extending with relevant permissions.
- * The property requires some general updating and improvement but does benefit from double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall, Kitchen, Living Room / Dining Room and Conservatory to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
- * Driveway to the front providing off street parking leading to a single attached garage.
- * Gardens to front, side and rear aspects and the bonus off siding onto open fields.
- * The property is offered For Sale with No Upward Chain involved.



Offers in the region of : £240,000



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TBC

**Council Tax
Band**

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Accommodation

Entrance Hall

Radiator. Stairs off.

Kitchen 11'4 x 6'3 (3.45m x 1.91m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Plumbing point.

Living Room/ Dining Room 17'5 x 9'10 (5.31m x 3.00m)

Radiator. Gas fire. Doors to:

Conservatory 7'5 x 8'2 (2.26m x 2.49m)

Side door.

Landing Area

Loft access x 2.

Bedroom 9' x 8'2 (2.74m x 2.49m)

Radiator. Storage cupboard.

Bedroom 13'1 x 8'8 (3.99m x 2.64m)

Radiator.

Bedroom 10'3 x 8'5 (3.12m x 2.57m)

Radiator.

Shower Room

Shower cubicle. W.c. Wash basin. Airing cupboard.

Outside

The property boasts a very generous sized corner plot offering the potential for extending with relevant permissions.

Driveway to the front providing off street parking leading to a single attached garage.

Gardens to front, side and rear aspects and the bonus off siding onto open fields.





AWAIT FLOORPLAN

Viewing

By prior appointment with Bury & Hilton Leek office 01538 383344

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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