



# Cheddleton Road

Birchall, Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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## Long Chase

Cheddleton Road  
Birchall, Leek  
Staffordshire, ST13 5RD

- A Fabulous Detached Family Home
- Five Bedrooms, Three Reception Rooms
- Highly Sought After Outskirts Of Town Position
- Delightful Location Backing Onto The Golf Course
  - Excellent Sized Accommodation
    - Gas Central Heating
    - Front & Rear Gardens
    - Views Over Open Fields
    - Ample Parking & Garages

Offers in the regio of: **£750,000**



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Council Tax  
Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





## Long Chase

- \* This substantial five bedroom detached residence is located in an outstanding position on the outskirts of the town, backing onto Leek golf club and enjoying views over open fields to the front.
- \* The property is accessed via a private cul-de-sac of only seven houses and boasts a pleasant sized plot with gardens to both front and rear aspects, driveway providing ample off street parking, single garage and detached double garage.
- \* The spacious accommodation benefits from many original features and gas fired central heating.
- \* The property briefly comprises: Entrance Porch, Entrance Hall, W.c, Living Room, Dining Room, Breakfast Room, Utility Room, Kitchen, Pantry and Rear Hall to the ground floor. Landing Area, Five Bedrooms, Bathroom and Shower Room to the first floor.
- \* An internal inspection of the property comes highly recommended to fully appreciate the scope and potential the property offers, its accommodation size and the position it occupies.
- \* The property is offered For Sale with No Upward Chain involved.

# Ground Floor

## Entrance Porch

Feature floor. Access to:

## Entrance Hall

Feature wood flooring. Radiator x 2. Stairs off.

## W.C.

W.c. Wash basin. Radiator.

## Living Room 19'8 x 13'10 (5.99m x 4.22m)

Radiator. Open fire with feature surround. Bay window. Exposed beams.



## Dining Room 16' x 13'10 (4.88m x 4.22m)

Radiator. Coving.

## Breakfast Room 11'10 x 13'10 (3.61m x 4.22m)

Radiator. Storage cupboard x 2.

## Utility Room 6'9 x 9'2 (2.06m x 2.79m)

Plumbing point. Wash basin. Boiler room off.

## Kitchen 14'3 x 6'9 (4.34m x 2.06m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point, Radiator. Integrated dishwasher.

## Walk-In Pantry 11' x 6'3 (3.35m x 1.91m)

Storage shelves. Stainless steel sink unit with drainer and mixer tap.



## Rear Hall

Rear door. Storage room off with wash basin.

# First Floor and External

## Landing Area

Radiator. Linen cupboard.

## Master Bedroom 15'10 x 13'11 (4.83m x 4.24m)

Radiator. Coving.

## Bedroom 13'10 x 13'10 (4.22m x 4.22m)

Radiator. Coving.

## Bedroom 13'10 x 9'10 (4.22m x 3.00m)

Radiator. Storage room off with access to eaves.

## Bedroom 10'8 x 9'11 (3.25m x 3.02m)

Radiator. Wash basin.

## Bedroom

Radiator.

## Bathroom 10'1 x 7' (3.07m x 2.13m)

Bath with feeder shower over. W.c. Wash basin with storage below. Radiator. Coving.

## Shower Room

Shower cubicle. Spotlights. Tiled walls.

## Outside

## Attached Garage (16'10 x 10')

Power and lighting access into property.

## Detached Double Garage (19'6 x 16'2).





## Viewing

By prior appointment via Bury & Hilton Leek office 01538 383344

## Agents Note

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All measurements are approximate and for display purposes only



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : leek@buryandhilton.co.uk

**www.buryandhilton.co.uk**

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Ashbourne	01335 342201
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