



Boucher Road

Cheddleton



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

20 Boucher Road
Cheddleton
Leek, Staffordshire
ST13 7JH

- * This very well presented link-detached family home offers excellent sized accommodation and is located in a quiet cul-de-sac position in the sought after village of Cheddleton.
- * The property is ideally positioned within the village for local shops and the primary school and convenient for travelling into the market town off Leek and The Potteries.
- * The accommodation benefits from Upvc double glazing and gas fired central heating and briefly comprises: Entrance Porch, Entrance Hall, W.c, Living Room / Dining Room and Kitchen to the ground floor. Landing Area, Three good sized Bedrooms and Family Bathroom to the first floor.
- * Driveway to the front providing off street parking leading to the attached single garage (16'10 x 8'1) with power, lighting and electric door.
- * To the rear of the property is a pleasant sized enclosed garden area arranged over three tiers, with lawned and paved areas and access to the rear of the garage.
- * An early viewing is highly recommended to fully appreciate the size, location and accommodation on offer.

Offers in the region of : £255,000



3



1



1



D

**Council
Tax Band**

B



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Radiator. Stairs off. Understairs storage.

W.c

W.c. Wash basin with storage unit below.

Living Room / Dining Room 5.66m x 4.50m (18'6" x 14'9")

Radiator x 2. Coving. Double doors to rear.

Kitchen 2.92m x 2.26m (9'6" x 7'4")

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Wall mounted central heating boiler (the vendor has advised us the boiler has been replaced within the last 12 months). Plumbing point. Integrated fridge, freezer and microwave. Spotlights. Side door.

Landing Area

Feature circular window x 2.

Bedroom 4.11m x 2.95m (13'5" x 9'8")

Radiator.

Bedroom 2.95m x 2.74m (9'8" x 8'11")

Radiator. Laminate flooring.

Bedroom 3.20m x 2.67m (10'5" x 8'9")

Radiator.

Bathroom 2.64m x 1.83m (8'7" x 6'0")

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls.

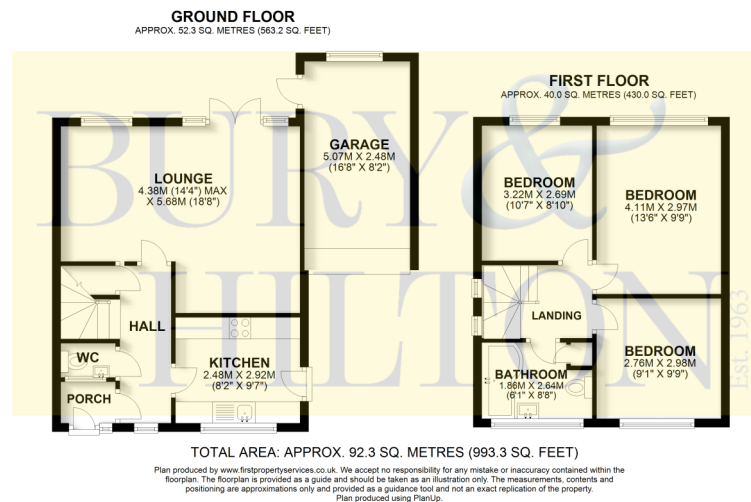
Outside

Driveway to the front providing off street parking leading to the attached single garage (16'10 x 8'1) with power, lighting and electric door. To the rear of the property is a pleasant sized enclosed garden area arranged over three tiers, with lawned and paved areas and access to the rear of the garage.



Agents Note

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | propertymark



onTheMarket.com

rightmove

Zoopla