



Leek Road

Cheadle



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

112 Leek Road
Cheadle
Staffordshire, ST10 1JL

Semi-Detached Property

Three Bedrooms

Extended Family Sized Accommodation

Popular & Well Established Residential Area

Gas Central Heating & Double Glazing

Driveway Providing Ample Parking

Superb Rear Garden Backing Onto Open Fields

Convenient For Town Centre & Road Links

An Ideal Family Home

Viewing Highly Recommended

Offers in the region of : £247,500



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Council Tax
Band

B



Leek Office - 01538 383344



leek@buryandhilton.co.uk





112 Leek Road, Cheadle

- * A very well presented and deceptively spacious three bedroom semi-detached property offering extended accommodation and ideal for a growing family.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall with attractive tiled flooring, Through Living Room / Dining Room with bay window, an excellent sized Kitchen with integrated appliances and Utility Room / Side Porch to the ground floor. Landing Area, Master Bedroom with walk-through Dressing Room and En-Suite Shower Room, Two further good sized Bedrooms and Family Bathroom to the first floor.
- * Driveway to the front providing ample off street parking laid lawn and hedge boundaries.
- * The rear garden has a paved patio area with pathway leading to the bottom of the garden, laid lawn, vegetable patch, trees and shrubs, as well as fantastic open views to the rear, backing onto open fields.
- * A very well appointed family home of which an internal inspection essential.
- * Leek Road is situated within walking distance of Cheadle Town Centre offering local shopping facilities, excellent schools and recreational amenities. For those looking further afield there is a A50 Stoke - Derby Link Road & M6 Motorway Network system.

Accommodation

Entrance Hallway

Radiator. Feature tiled floor. Stairs off.

Living Room / Dining Room

Radiator. Coal effect gas fire. bay window.

Kitchen

Wall and base units. ceramic sink unit with drainer and mixer tap. Integrated fridge and dishwasher. Plumbing point. Gas hob with extractor unit above. Electric oven and grill. Radiator. Wall mounted central heating boiler. Rear door.

Utility Room / Side Porch

Radiator. Built-in cupboards. Understairs storage. Front door.

Landing area

Loft access with pull down ladder.

Master Bedroom

Radiator. Coving.

Walk-Through Dressing Area

Built-in range of wardrobes.

En-Suite

Double shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Tiled floor.

Bedroom

Radiator. fitted wardrobes.

Bedroom

Radiator. Fitted wardrobes. Laminate flooring.

Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator. Storage cupboard.



Accommodation

Outside

Driveway to the front providing ample off street parking laid lawn and hedge boundaries. The rear garden has a paved patio area with pathway leading to the bottom of the garden, laid lawn, vegetable patch, trees and shrubs, as well as fantastic open views to the rear, backing onto open fields. Garden Shed. Summerhouse. Greenhouse.

Method of Sale: The property is offered for sale by private treaty.

Services: Mains electric, water and gas are connected

Tenure & Possession: The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

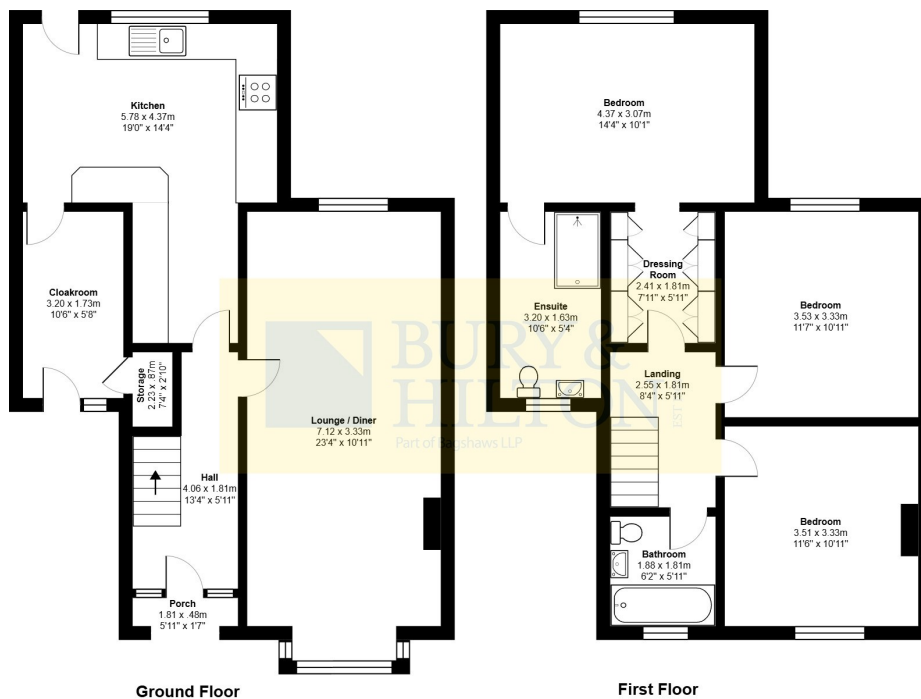
Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority: Staffordshire Moorlands District Council

Viewing: Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.





All measurements are approximate and for display purposes only

Agents Notes

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.



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