



6 The Roche, Leek, ST13 7JD
Offers in excess of £220,000

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A lovely three bedroom Semi-Detached property located in the sought after village of Cheddleton! This spacious home is presented to a good standard throughout and has lots of potential for growing families.

Denise White Estate Agent's Comments

Denise White Estate Agents are proud to present this lovely three bedroom semi-detached home in the sought after village of Cheddleton. Boasting a private driveway and an integral garage, not to mention a spacious interior which has been presented to a good standard throughout. With scope to extend the kitchen to the side to make a larger family area and the added bonus of 12 solar panels, installed to the rear side of the property and ready to use.

Overlooking allotments to the front and with a lovely rear garden with established shrubbery which adds extra privacy.

Entrance Hallway

14'7" x 5'11" (4.45 x 1.81)



With modern wooden effect laminate flooring, neutral décor and a radiator. Giving access to :-

Dining Room

12'5" x 10'11" (3.80 x 3.34)



With a large uPVC window to the front aspect, neutral décor, wooden effect flooring and a log burner.

Lounge

19'7" x 10'11" (5.98 x 3.34)



With uPVC sliding patio doors to the rear aspect, wooden effect flooring, neutral décor and a fireplace with neutral hearth and mantelpiece.

Kitchen

8'2" x 5'9" (2.50 x 1.77)



uPVC window the the side aspect, wooden effect laminate flooring, part tiled walls and a radiator. With matching wall and base units, an integrated electric oven with hob and space for an undercounter fridge or freezer.

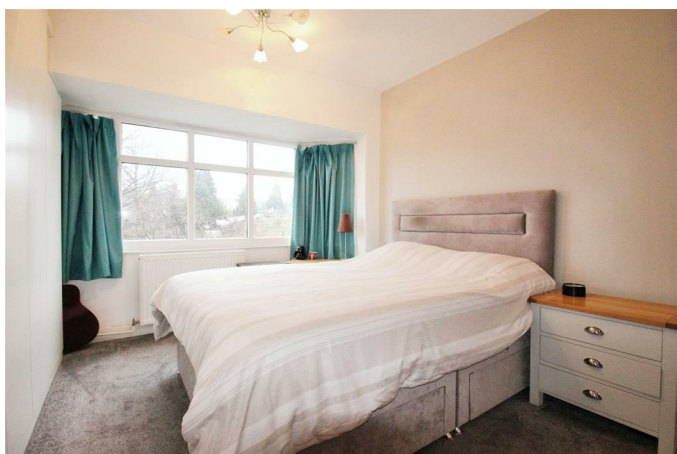
Rear Porch



Through an archway from the kitchen and giving access to a good sized storage cupboard and a downstairs WC. With a uPVC door to the rear garden.

Main Bedroom

13'1" x 8'11" (4.00 x 2.72)



Situated to the front aspect with a large uPVC window, fitted wardrobes, modern carpet, neutral décor and a radiator.

Bedroom Two

11'9" x 10'11" (3.59 x 3.34)



Situated to the rear aspect with a uPVC window, neutral carpet and décor and a radiator.

Bedroom Three

6'10" x 5'11" (2.09 x 1.82)



Situated to the front aspect with a large uPVC window, wooden effect laminate flooring, neutral décor and a radiator.

Bathroom

9'2" x 5'10" (2.8 x 1.79)



With a frosted uPVC window to the rear aspect, wooden effect laminate flooring, large corner shower unit with electric shower, vanity hand basin, WC and heated towel rail.

Externally



To the front aspect is a private driveway and lawned area. To the rear you will find a large patio and lawn with a fenced surround.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Denise White Estate Agents



A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Denise is the director of Denise White Estate agents and has worked in the business since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Do You Have A House To Sell Or Rent?

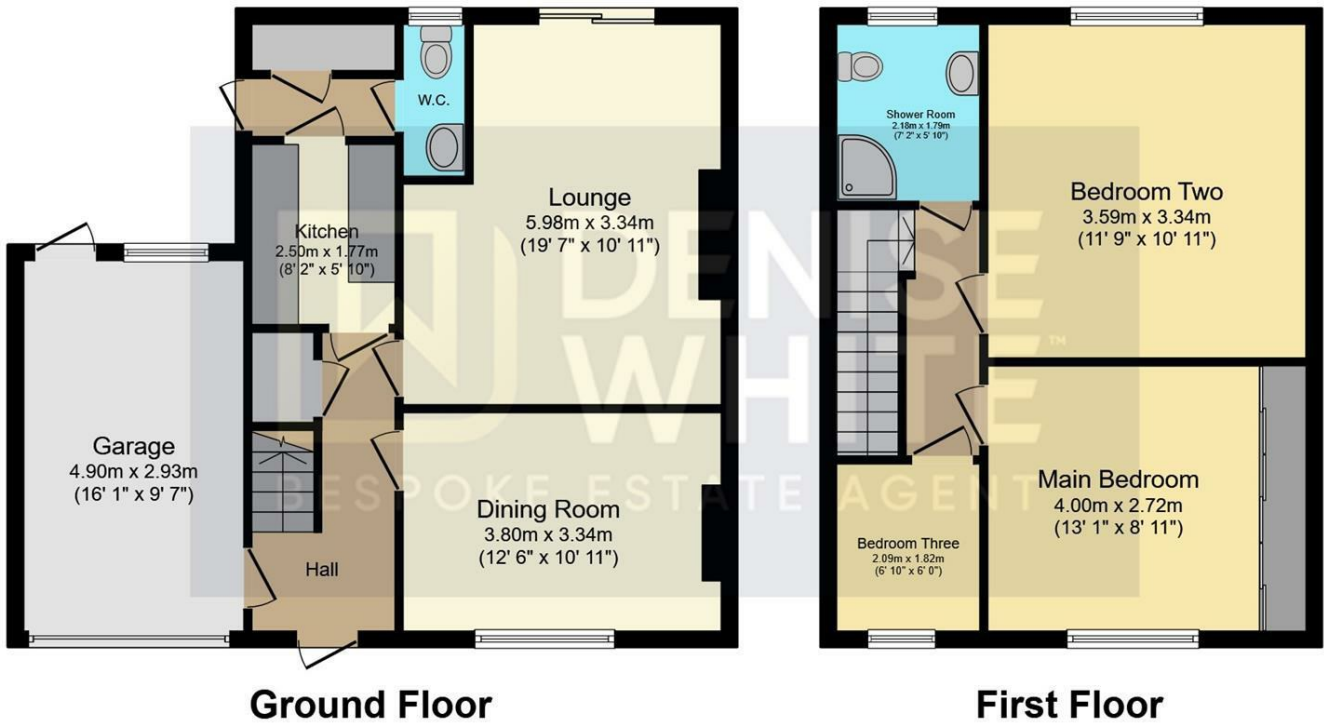
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor !

Floor Plan



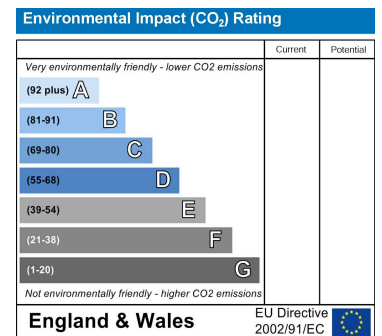
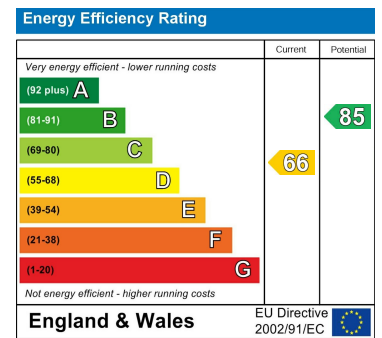
Total floor area 108.3 m² (1,166 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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