



23 Glebe Gardens, Cheadle, Staffordshire, ST10 1YW

Offers in excess of £355,000

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A Stylish Family Home located in a popular cul-de-sac location close to Cheadle Town Centre. Offering Spacious and Beautifully Presented Accommodation throughout, alongside a Good Sized Private Garden, Driveway and Garage, this property is one not to be missed!

Denise White Estate Agents Comments

Quietly placed in a secluded position on a popular cul-de-sac close to the Town Centre, we are pleased to offer to the market this Beautifully Presented Four Bedroom Detached Residence. Offering spacious and stylish interiors teamed with off road parking for Two Vehicles together with a spacious garden area, all within easy reach of the Town Centre as well as local schools and other amenities, making this property an ideal family home.

As you step in to the Entrance Hall, you are immediately welcomed by the comfortable, homely surroundings, which lead on through to the Ground Floor accommodation. The Lounge is positioned to the front of the property and provides a cosy space in which you can settle down and relax after a busy day. To the rear aspect, you will find a fabulous kitchen which spans the rear of the property and has been fitted with an extensive range of units, fully integrated with quality appliances together with a breakfast bar and Dining Area. The Dining Area opens out in to a marvelous Conservatory, with French Doors which open out on to the Garden.

To the First Floor, the Main Bedroom is positioned to the front aspect; a sizeable room with Two Windows which allow natural light to flood the room, and is serviced by a modern Ensuite Shower Room. The Second Bedroom sits adjacent to the front aspect while Bedroom Three is located to the rear; both of which are also good sized Double Bedrooms. Alongside Bedroom Three at the rear of the property you will find the Family Bathroom, which has been fitted with a stylish white suite and sits adjacent to the Fourth Bedroom; a spacious single room ideal for a nursery, child's bedroom, dressing room or office.

Outside you will find a driveway to the front aspect which provides off road parking for two vehicles and leads to a garage storage room. Gated access at the side of the property leads to a good sized, private and enclosed rear garden, ideal for children and pets to roam safely and securely, and for

entertaining family and friends during the warmer months.

Location

Located on a quiet cul-de-sac positioned a short distance from Cheadle Town Centre. This picturesque market town with its many historic buildings and features offers all the amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jewellers, bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibbridding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cheadle. From pottery to performing arts, Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor experience celebrating the best of British design heritage. The Trentham Estate is the perfect place for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

Entrance Hall

6'10" x 16'11" max (2.10 x 5.17 max)

Composite entrance door to the front aspect. Wood effect vinyl flooring. uPVC window to the front aspect. Radiator. Stairs off to the first floor. Under stairs storage cupboard. Two ceiling lights. Doors leading into: –

Lounge

13'8" x 10'11" (4.18 x 3.35)



Carpet. Radiator. uPVC window to the front aspect. Pebble effect electric fire. Ceiling light.

WC

5'6" x 2'11" (1.68 x 0.91)



Fitted with a low-level WC and vanity wash handbasin unit. wood effect vinyl flooring. Radiator. Ceiling light.

Kitchen

26'9" x 7'9" extending to 12'1" max (8.17 x 2.38 extending to 3.70 max)



Fitted with an extensive range of high gloss wall and base units with wood block worksurfaces over incorporating a large corner larder cupboard and inset stainless steel sink unit with mixer tap. Integrated full-size fridge and freezer, dishwasher, four ring induction hob with extractor over and two double electric ovens. Wood effect vinyl flooring. Wall mounted upright radiator. and traditional radiator. Four ceiling lights and spotlights. uPVC window to the rear aspect. Opening into: –

Conservatory

15'10" x 10'7" (4.83 x 3.24)



Wood effect vinyl flooring. Radiator. uPVC double glazed with French doors leading to the rear garden. Two ceiling lights.

First Floor Landing

Carpet. Radiator. Storage cupboard off. Doors leading into: –

Bedroom One

14'8" minimum x 9'10" (4.48 minimum x 3.00)



Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light. Door leading into: –

Ensuite Shower Room

5'1" x 4'9" minimum (1.55 x 1.47 minimum)



Fitted with a suite comprising of fully tiled shower cubicle, low-level WC and pedestal wash handbasin. Lino flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

Bedroom Two

12'11" x 8'8" (3.94 x 2.65)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Three

8'11" x 8'9" (2.72 x 2.67)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four

9'7" x 8'8" (2.94 x 2.65)



Carpet. Radiator. uPVC window to the rear aspect.
Ceiling Light

Bathroom

7'8" x 5'5" (2.36 x 1.67)



Fitted with a suite comprising of panelled bath with shower mixer tap and vanity unit housing the low-level WC and wash handbasin. Tiled flooring. Part tiled walls. Wall mounted upright radiator. uPVC window to the rear aspect. Ceiling spotlights.

Outside



The property is approached over a tarmac driveway which provides off road parking for Two vehicles and leads to a Garage Storage Room. Gated access to the side of the property leads to the rear garden which comprises of a paved patio seating area overlooking a good sized lawn with flower beds.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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 Your Agent



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

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

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 advice.

Property To Sell?

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.

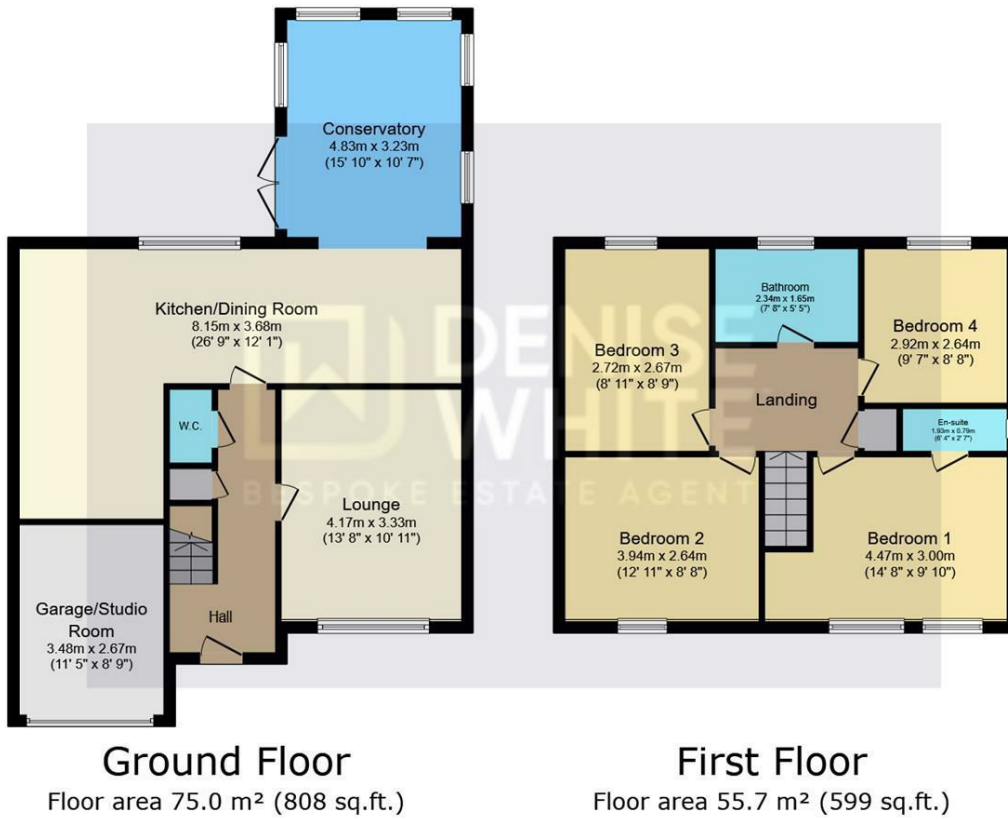
You Need A Solicitor!

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.

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.

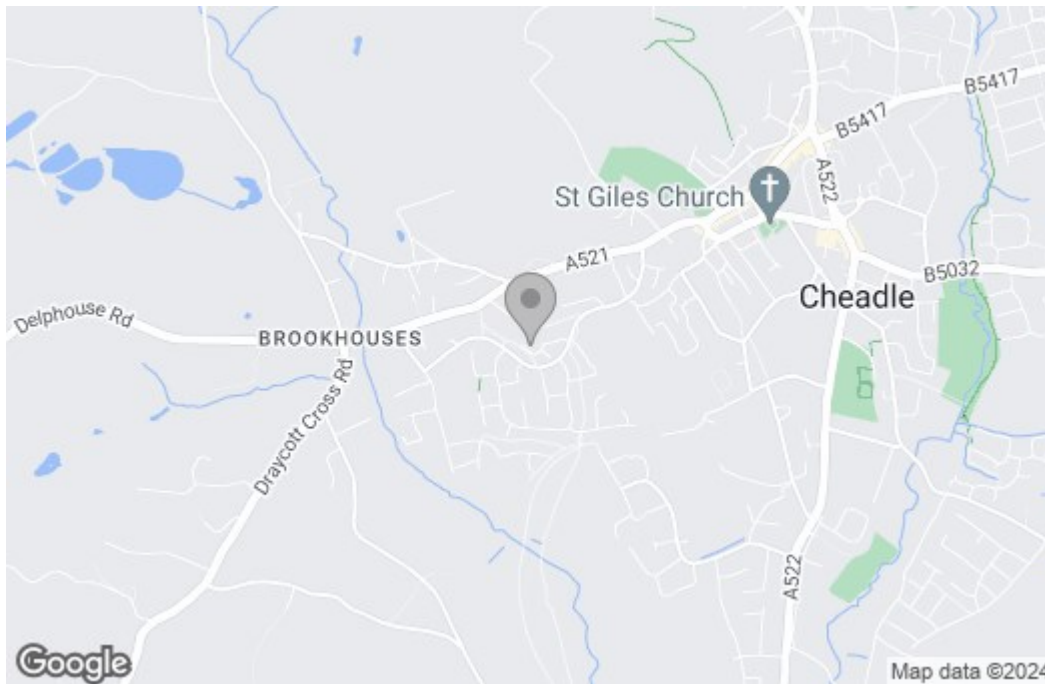
Floor Plan



TOTAL: 130.7 m² (1,407 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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