



Gayton Cheddleton Road, Birchall, Leek, Staffordshire, ST13 5QZ

Asking price £360,000

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"Independence is happiness." - Susan B. Anthony

Embrace independence with this charming four-bedroom semi-detached property in Birchall, Leek. With an extended living space perfect for a dependent relative seeking independent living, this home offers the best of both worlds. Enjoy the tranquility of the surrounding countryside while being just a short drive away from the vibrant market town.

#Independence #Leek #HomeSweetHome*

Denise White Agent's Comments

Gayton is a stunning semi-detached property located in the sought-after area of Birchall, on the outskirts of Leek in the Staffordshire Moorlands. The property has been extended on the ground floor to provide additional annexe accommodation, perfect for a dependent relative seeking independent living.

Situated on a corner plot, Gayton features a block paved driveway and a wrap-around lawn with beautiful mature borders, blending seamlessly with its surroundings. At the rear of the property, there is a paved patio seating area and an elevated lawned area, offering delightful views across Birchall playing fields towards Ladderedge Country Park.

Inside, the accommodation is well-maintained and presented to a high standard. A paved path leads from the driveway to the front door, opening into a traditional entrance hall. The spacious living room boasts a large window at the front and French doors that lead to the conservatory, allowing ample natural light to fill the space. The well-fitted kitchen, located at the rear of the property, features a range of wall and base units with work surfaces. The conservatory, spanning over five meters in length, provides additional living space and offers direct access to the rear garden and paved patio, creating a seamless connection between indoor and outdoor living.

The annexe accommodation includes a kitchen, a generously sized bedroom, and an ensuite shower room.

On the first floor, you will find three bedrooms. Two of the bedrooms are spacious doubles, offering views to the front of the property, while the third bedroom is a comfortable single. The bathroom is located at the rear, completing the first-floor accommodation.

Location

Situated on the outskirts of the market town of Leek in Birchall, close to Birchall Golf Club.

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Entrance Hall



Fitted carpet, composite door to the front aspect, radiator, large storage cupboard, stairs off to the first floor accommodation, ceiling light.

Lounge

16'0" x 11'5" (4.90 x 3.48)



Fitted carpet, gas fireplace, radiator, uPVC double glazed window to the front aspect, French doors into conservatory, coving, two wall lights.

Kitchen

14'3" x 7'10" extending to 11'3" (4.36 x 2.39 extending to 3.45)



Tiled flooring, shaker style wall and base units with worksurfaces over, integrated fridge, sink and drainer unit with mixer tap above, incorporated breakfast bar, space for a range style cooker. Inset spotlights, two uPVC double glazed windows to the rear aspect.

Conservatory

19'5" x 8'6" (5.92 x 2.60)



Tiled flooring wall light uPVC double glazed windows to the side and rear aspect, French doors to the rear aspect

Annexe Lounge

13'5" x 10'6" max (4.09 x 3.22 max)



Fitted carpet, wall mounted radiator, UPVC double glazed window to the side aspect , UPVC double glazed bay window to the front aspect, coving, ceiling light, access into annex bedroom

Annex Kitchen

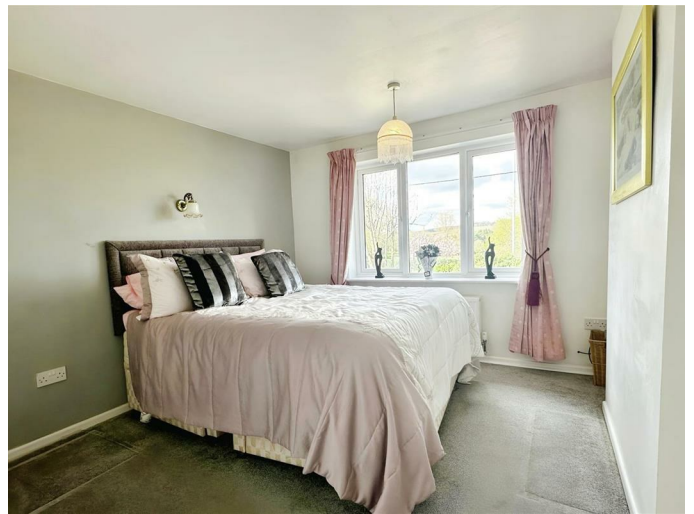
10'6" x 8'0" (3.21 x 2.46)



Tiled flooring, radiator, fitted with a range of wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap, wall mounted boiler, space for washing machine and tumble dryer, uPVC double glazed window to the side aspect, uPVC double glazed window and door to the rear aspect.

Annex Bedroom

10'7" x 10'6" (3.23 x 3.22)



Fitted carpet, wall mounted radiator, UPVC double glazed window to the front aspect, ceiling light, wall light

Annex Shower Room

7'9" x 5'5" (2.37 x 1.67)



Laminate flooring, low-level WC, wash handbasin with storage under, shower, wall mounted towel rail, inset spotlight, obscured UPVC double glazed window to the side aspect.

First Floor landing



Fitted carpet, uPVC double glaze window to the side aspect, access into all three bedrooms and bathroom. Storage cupboard, loft access, ceiling light

Bedroom One

13'2" x 11'4" (4.03 x 3.47)



Fitted carpet, wall mounted radiator, uPVC double glazed window to the front aspect, wall light, ceiling light

Bedroom Two

11'4" x 10'5" (3.47 x 3.18)



Fitted carpet, built in wardrobes radiator, uPVC double glazed window to the front aspect, ceiling light

Bedroom Three

7'10" x 7'10" (2.41 x 2.39)



Fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear aspect, ceiling light.

Bathroom

6'2" x 5'4" (1.89 x 1.65)



Laminate flooring, low-level WC, vanity unit with wash and basin storage under, bath, partially tiled walls, ceiling light, obscured uPVC double glazed window to the side aspect.

Outside



Agent's Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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 and the team 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 advice.

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.

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

Gayton, Cheddleton Road, Leek, ST13 5QZ



Ground Floor
 Floor area 101.2 m² (1,090 sq.ft.)

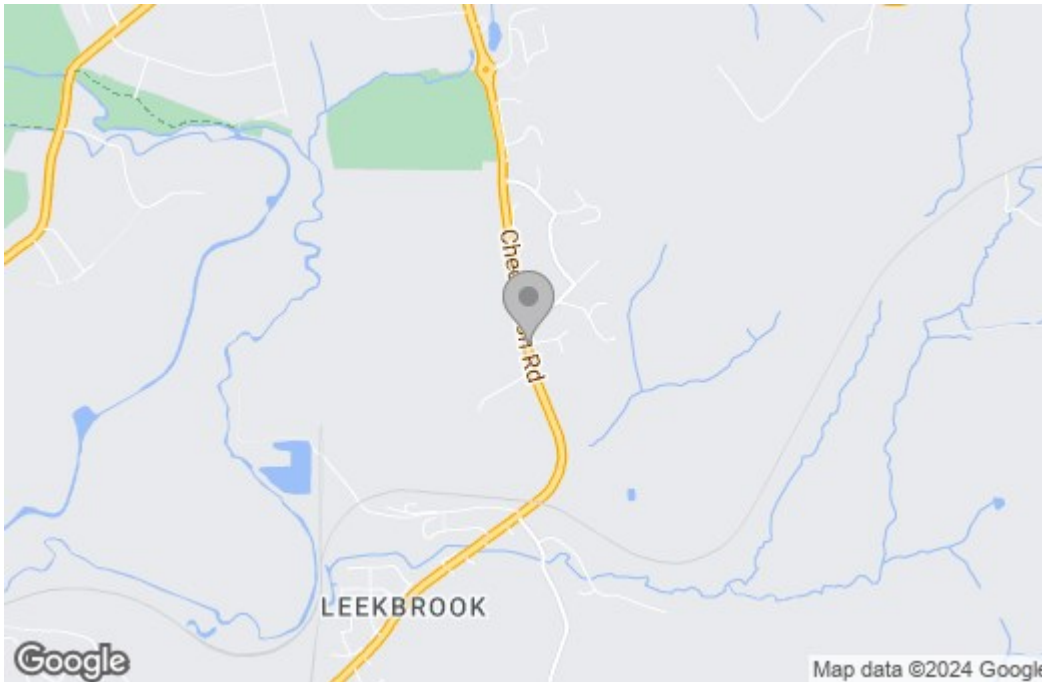
First Floor
 Floor area 46.5 m² (501 sq.ft.)

TOTAL: 147.8 m² (1,591 sq.ft.)

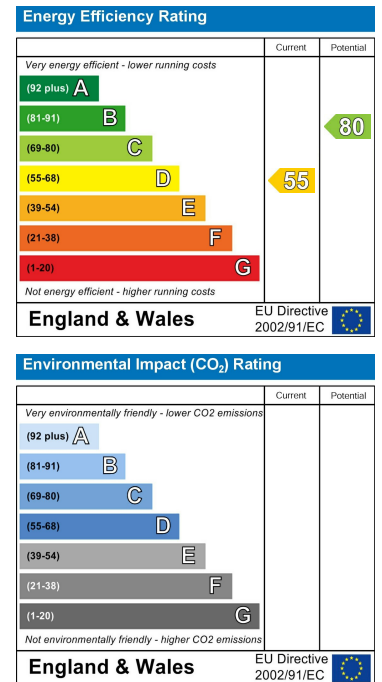
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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