



29 Grange Road, ST13 7NP

Asking price £235,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Sometimes, the key to Happiness is finding the key to the right Home." Let me help you find it by showing you this three bedroom semi-detached home with off road parking and a spacious interior.

**OUR PHONE LINES ARE OPEN 7 DAYS A WEEK -
9am - 9pm**

Denise White Estate Agents Comments

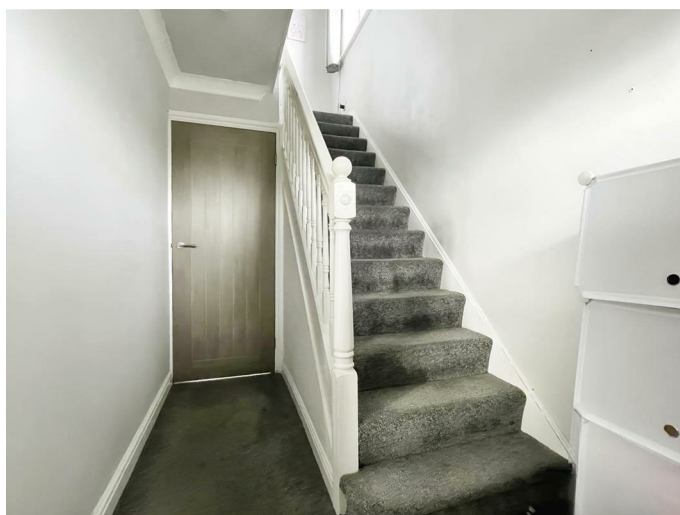
A three bedroom semi-detached family home situated within the desirable semi-rural village location of Cheddleton, within walking distance to Cheddleton First School and the village's local amenities. The property enjoys a position within a well established residential area and is located in close proximity of the neighbouring countryside.

The spacious accommodation comprises, in brief; entrance hall, modern fitted kitchen with a door to access the rear garden and a good size lounge with space for a dining table. On the first floor the landing leads to three good sized bedrooms which are served by the family bathroom, recently modernised with a large corner shower cubicle and vanity hand basin.

To the front of the property there is a block paved driveway providing plentiful off street parking. There is an enclosed rear garden, designed to be low maintenance, with a patio area and a single garage with an up and over door and also a uPVC door for side access.

Entrance Hall

10'11" x 5'7" (3.35 x 1.72)



uPVC front door leading into the entrance hallway. With fitted carpet, neutral décor and doors leading to :-

Lounge

22'0" x 7'8" extending to 12'11" (6.71 x 2.34
extending to 3.95)



With a uPVC bay window to the front and another window to the rear overlooking the garden. With fitted carpet, radiator and modern décor.

Kitchen

10'11" x 10'9" extending to 12'9" (3.33 x 3.29
extending to 3.89)



uPVC window and door to the rear. Modern wall and base units in grey, handle less doors for a sleek finish, integrated electric oven with gas hob and fridge freezer. Wooden effect laminate flooring, part tiled walls and a radiator.

First floor landing

8'4" x 6'2" (2.55 x 1.89)

uPVC window to the side aspect. Fitted carpet and doors leading to :-

Main Bedroom

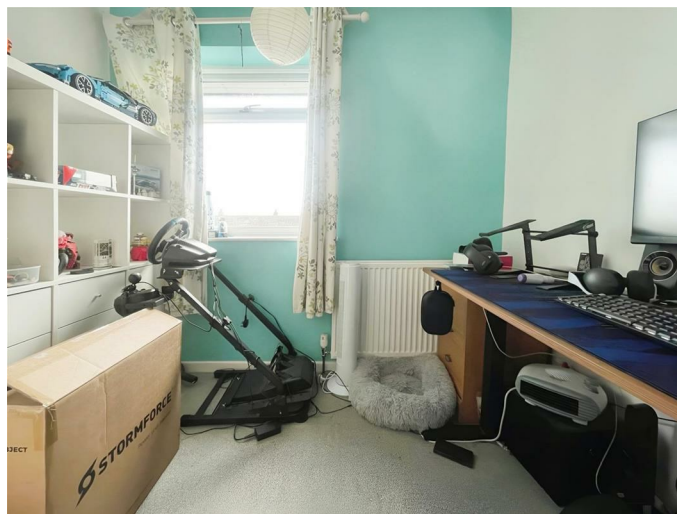
11'7" x 10'7" (3.55 x 3.23)



uPVC window to the front, fitted carpet, radiator.

Bedroom Three

7'2" x 8'2" (2.20 x 2.49)



uPVC window to the front, fitted carpet, radiator.

Bedroom Two

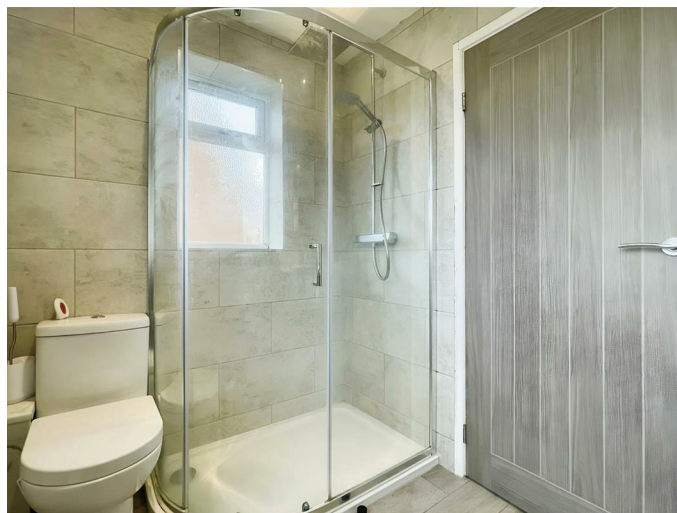
9'11" x 10'7" (3.03 x 3.24)



uPVC window to the rear, fitted carpet, radiator.

Bathroom

5'4" x 8'0" (1.65 x 2.45)



Frosted uPVC window to the rear. Wooden effect laminate flooring and tiled walls. With a large corner shower unit with curved glass screen, thermostatic waterfall shower head and smaller shower head. With the added bonus of a chrome heated towel rail.

Externally



To the front is a block paved driveway which provides plentiful parking. Set further back is a single detached garage with an up and over door and a fenced partition which separates the driveway from the rear garden. The garden consists of a patio area, lawned area and a further gravelled patio behind the garage.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Solar Panels Fitted

Electric car charging port present

Location

Within a short travelling distance of Leek, walking distance of Cheddleton and Wetley Rocks and Consall.

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 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.

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 advice 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.

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.

House To Sell or Let?

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.

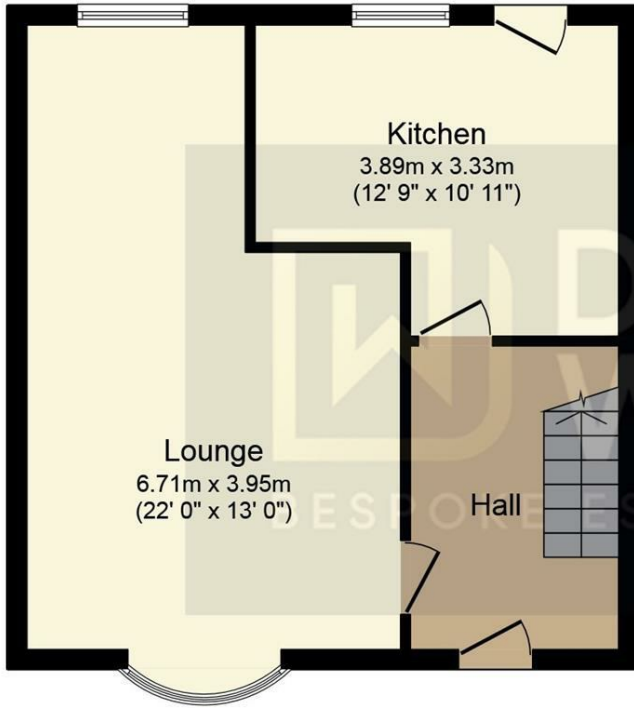
You Need A Solicitor!

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.

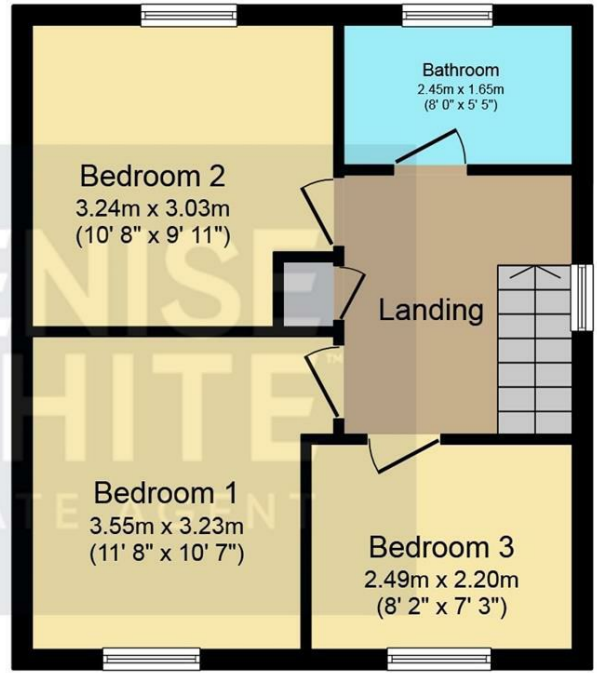
Do You Need A Mortgage?

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



Ground Floor



First Floor

Total floor area 81.5 m² (877 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

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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