



## **49 Cheadle Road, Cheddleton, Staffordshire, ST13 7HN**

**Offers in the region of £155,000**

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'There is nothing like staying at home for real comfort.' - Jane Austin

This well presented mid terrace property provides versatile living accommodation and a large rear garden. With a pleasant outlook onto woodland and plenty of local amenities within walking distance, this cosy home provides a real sense of comfort.

### **Denise White Estate Agents Comments**

Situated in the heart of Cheddleton, this delightful mid-terrace property offers spacious accommodation thoughtfully spread across three levels.

As you enter, you'll be greeted by an inviting open plan living and dining area that spans the depth of the home. This light-filled space features a large rear window that overlooks a generous garden and the woodland beyond. A cosy multi-fuel burner adds a touch of warmth, while the neutral decor ensures a stylish and contemporary atmosphere.

The property's lower ground level boasts a sizable kitchen, equipped with charming farmhouse-style cabinets that provide ample storage and workspace to cook. A convenient door leads directly to the expansive rear garden.

Ascending to the first floor, you'll find two well-proportioned bedrooms. The spacious double bedroom at the front is enhanced by two windows, flooding the room with natural light. The second bedroom, a comfortable single, is ideal for a child's room or a home office. A well-sized bathroom serves both bedrooms, completing this level.

The property is fore courted at the front, offering a welcoming entrance. The large rear garden, which backs onto serene woodland, presents a wonderful opportunity to be further developed to unlock its full potential and create a fabulous outdoor space.

This versatile home is perfect for first time buyers and professionals alike.

### **Location**

Situated in Cheddleton and within walking distance of two popular public houses, a restaurant, and village shop on the outskirts of the market town Leek.

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.

### **Entrance Porch**

Fitted carpet. UPVC door to the front aspect. Stairs off to the first floor accommodation. Access into dining area. Ceiling light. Wall mounted cupboard housing gas meter.

## Living Dining Area



## Dining Area

11'1" x 12'1" (3.38 x 3.70 )



Fitted carpet. UPVC double glazed window to the front aspect. Wall mounted electric fire. Wall mounted radiator. Wall light. Ceiling light

## Living Area

10'10" x 14'2" max (3.31 x 4.33 max )



Fitted carpet. Multi fuel burner with brick hearth and surround. Two UPVC double glazed windows to the rear aspect. Wall light. Access to lower ground floor. Ceiling light.

## Lower Ground Floor

Fitted carpet. Large under stairs storage. Wooden feature window into living area. Ceiling light.

## Kitchen

10'5" x 11'2" (3.19 x 3.41 )



Tiled flooring. A range of wooden wall and base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Under work surface space for washing machine. Wall mounted extractor fan. Space for cooker and fridge freezer. Wall mounted radiator.

Wall mounted combination boiler. UPVC double glazed window to the rear aspect. Ceiling light. Door to the rear garden.

### First Floor Landing

Fitted carpet. Ceiling light.

### Bedroom One

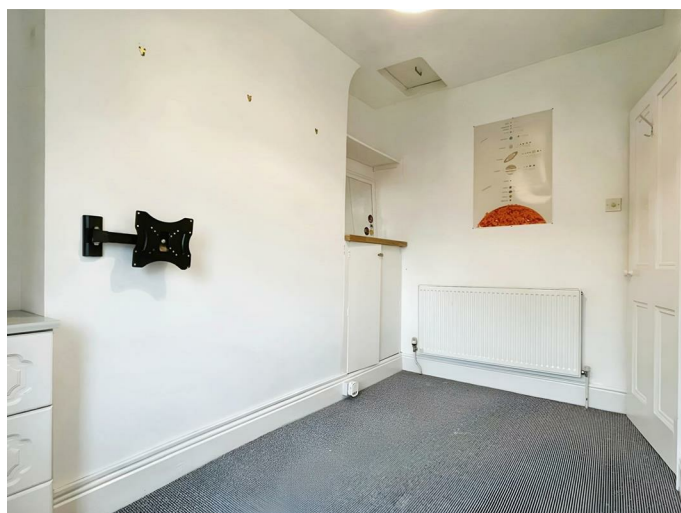
11'1" x 12'2" (3.39 x 3.73 )



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front aspect. Two wall lights. Ceiling light.

### Bedroom Two

10'9" x 6'11" max (3.30 x 2.13 max )



Fitted carpet. UPVC double glazed window to the rear aspect. Wall mounted radiator. Loft access. Cupboard built into alcove. Ceiling light.

### Bathroom

7'11" x 6'11" (2.43 x 2.12 )



Fitted carpet. Partially tiled walls. Wall mounted radiator. Obscured UPVC double glazed window to the rear aspect. Fitted bath with shower attachment above. Low level WC. Wash hand basin with storage under. Vanity unit with counter top sink above. Ceiling light.

### Outside



To the front, the property is fore courted. The rear garden is accessed from the lower ground floor and backs onto woodland beyond. The garden is a large space and currently consists of a range of raised beds, wood chipnigs and paving slabs but holds a lot of scope for someone looking to put their own stamp on the space.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

## 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.

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.

## WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom

based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **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.

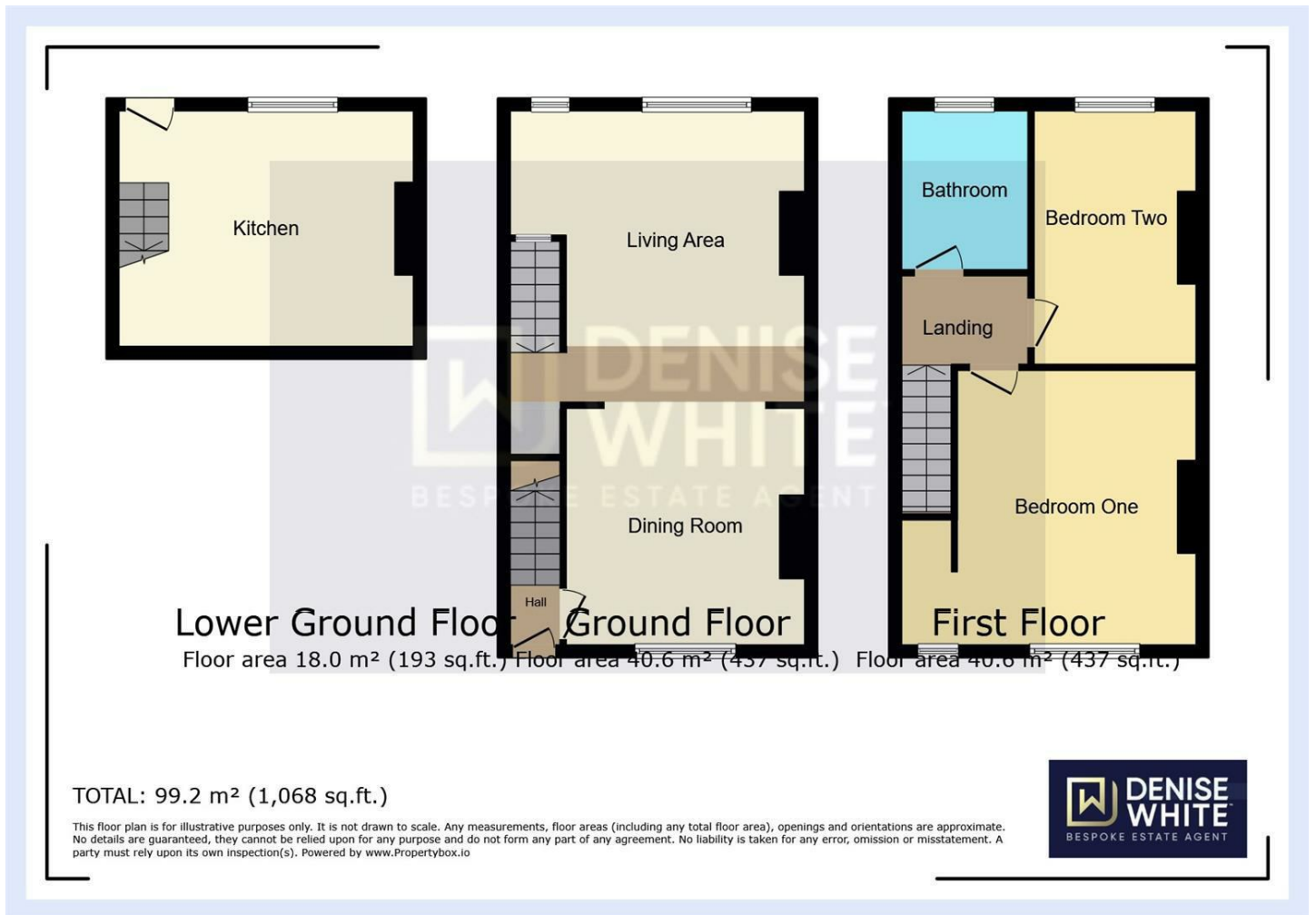
### **You Need A Solicitor!**

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 Require 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.

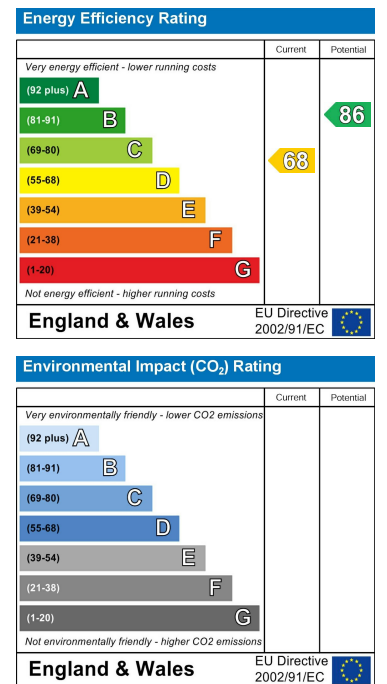
## Floor Plan



## 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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