



## 59 Churchill Avenue

, Cheddleton, ST13 7EJ

£1,000

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"There's truly nothing like the comfort of home."

This is a wonderful opportunity To Let a beautifully extended three-bedroom detached house, complete with off-road parking, a garage, and gardens that offer a lovely view to the rear. This is a home you'll never want to part with...

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Denise Whites Comments

A beautifully maintained, extended three-bedroom detached property, ideally positioned to offer stunning views of the surrounding countryside. This home is situated in a well-established residential area and features a generously sized driveway at the front, providing ample off-road parking and leading to a garage. The rear gardens showcase the open views, enhancing the appeal of the property.

The ground floor comprises an entrance hall that leads into the open-plan lounge and dining area, which offers easy access to the kitchen. The kitchen is equipped with a range of wall and base units, complemented by work surfaces and an integrated cooker, hob, and extractor fan, along with space for additional white goods. A door at the rear of the kitchen provides access to the rear garden.

On the first floor, the landing leads to the main bedroom, which overlooks the rear garden and has lovely views of the surrounding countryside. The second and third bedrooms are located at the front of the house, with all bedrooms conveniently served by a modern shower room.

Outside, the property benefits from ample parking provided by the spacious driveway and access to the garage. Gated access leads to the rear gardens, which feature a pleasant patio seating area and steps down to a low-maintenance garden space.

Location

Ideally situated in the popular village of Cheddleton within close proximity to the Churnet Valley Railway and local canal walks. The location offers the best of both worlds, ideally placed for those who enjoy the sights and sounds of the country with some fabulous surrounding countryside but within easy travelling distance of local amenities located in the market town of Leek.

Entrance Hall

Access to the ground floor accommodation and stairs leading up to the first floor accommodation.

Lounge with Through Diner 23'3" x 17'0" (7.1 x 5.2)

A good size room with a fitted carpet, wall mounted electric fire, ceiling lights, wall lights, coving to the ceiling, radiators, archway leading through to the dining area and uPVC lead effect window to the front aspect. The dining room is clearly defined with laminated flooring, ceiling light, radiator and direct access into the kitchen.

Kitchen 16'4" x 7'10" (4.98m x 2.39m)

A range of wall and base units with work surfaces over, space for a fridge freezer, plumbing for washing machine, FRANKE sink unit with drainer in the work surface and central tap, gas hob with stainless steel sink unit with drainer, integrated electric oven, space for a dishwasher, part tiled walls, uPVC lead effect window, ceiling lights, floor covering, door leading outside.

First Floor Accommodation

Landing leading to the bedrooms and shower room. Airing cupboard housing hot water tank and shelving, loft access.

Bedroom One 10'9" x 10'9" (3.3 x 3.3)

Located to the rear of the property with uPVC lead effect window to the rear, stunning views over the rolling countryside and the rear garden of the property, fitted carpet, radiator, ceiling light.

Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

Fitted carpet, radiator, ceiling light, uPVC lead effect window to the front aspect.

Bedroom Three 8'2" x 7'10" (2.5 x 2.4)

Laminated flooring, ceiling light, radiator, uPVC lead effect window to the front aspect.

Shower Room 6'2" x 5'10" (1.9 x 1.8)

A modern fitted shower room with a corner shower cubicle, gloss vanity sink unit providing storage and shelving space, W.C. radiator, ceiling light, uPVC leaded window, floor covering.

Outside

Outside there is ample parking provided by the good size driveway and gated access to the garage. There is a lawned garden to the front aspect and gated access is gained to the rear gardens with a pleasant patio seating area with steps down to the rear garden space which has been designed to be low maintenance.

Garage 9'2" x 18'8" (2.8 x 5.7)

A good size garage with power and lighting connected.

Agents Notes

All mains services are connected

About Your Agent

"In a world where you can be anything, be kind"

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 advise.

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Area Map



Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyHub

Energy Efficiency Graph

