



15 Birchtree Drive, Cheddleton, Staffordshire, ST13 7FE

Asking price £210,000

Call us to arrange a viewing 9am until 9pm 7 days a week!

'Your home should be the antidote to stress, not the cause.' - Peter Walsh

This deceptively spacious townhouse provides versatile accommodation in the peaceful setting of St Edwards's park. Spread across three versatile floors, it boasts a generous layout and flexible living space—perfect for families, professionals, or anyone looking for a home with great potential to personalise.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

Positioned in the ever-popular St Edwards Park, this versatile three-bedroom townhouse offers spacious, modern living spread across three well-appointed floors. Ideal for a range of buyers, from growing families to busy professionals, the property features a thoughtful layout that caters to contemporary lifestyles.

Upon arrival, the home benefits from off-road parking for one vehicle, leading to an integral garage—perfect for additional storage or secure parking.

Internally, the home features neutral interiors, offering a blank canvas throughout. On the ground floor, a generous entrance hall leads to a handy WC and a well-sized kitchen diner with French doors opening onto the rear garden—an ideal space for entertaining or future modernisation.

The first floor hosts a light-filled living room with a Juliette balcony overlooking the garden, as well as a family bathroom and a third bedroom which could also make an ideal study or home office.

Upstairs, the second floor offers two double bedrooms, including the main bedroom with built-in wardrobes and an ensuite shower room. Each of the three bedrooms features double-glazed sash windows, allowing for plenty of natural light and a sense of character.

To the rear, the enclosed garden includes a gravelled patio area, partial lawn and mature borders—already pleasant but with great scope to enhance into a peaceful retreat. Residents also enjoy access to beautifully maintained communal grounds, perfect for walks or relaxation.

In summary, the property provides a solid and well-laid-out foundation for someone to modernise and make their own in a highly desirable setting.

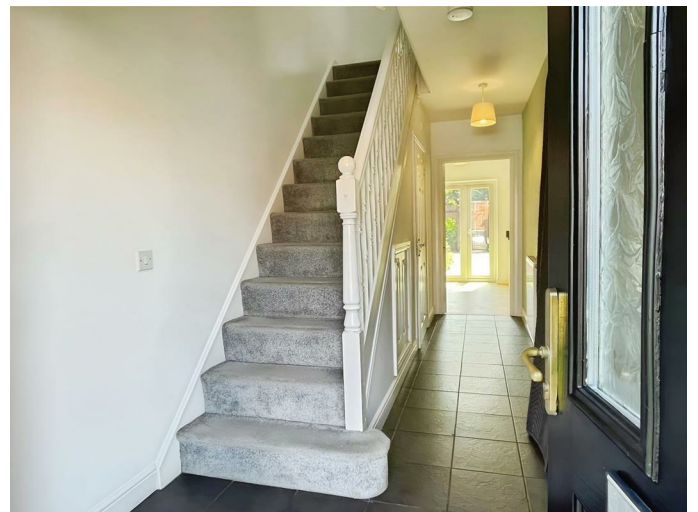
Location

The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former

hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2–3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

Entrance Hall

17'10" x 6'6" (5.46 x 2.00)



Tiled flooring. Stairs to the first floor accommodation. Composite door to the front aspect. Understairs storage. Access into WC, garage, and :-

Kitchen Diner

10'4" x 15'1" (3.17 x 4.60)



Wood effect flooring. A range of wall and base units with laminate worksurfaces above. Integrated electric oven and grill with electric hob and extractor fan above, stainless steel sink and drainer unit with mixer tap above, fridge, and freezer. Wall mounted combination boiler. UPVC double glazed window to the rear aspect. French doors to the rear aspect. Wall mounted radiator. Two ceiling lights.

WC

2'7" x 6'7" (0.79 x 2.02)

Vinyl flooring. Low level WC. Pedestal style wash hand basin. Wall mounted radiator. Ceiling light. Extractor fan.

Integral Garage

8'0" x 18'0" (2.44 x 5.50)

Up and over door to the front aspect. Two ceiling lights.

First Floor Landing



Fitted carpet. Wall mounted radiator. Ceiling light. Stairs to the second floor accommodation.

Living Room

15'1" x 10'11" (4.60 x 3.35)



Fitted carpet. Wall mounted radiator. UPVC double glazed sash window to the rear aspect. French doors onto Juliette balcony. Two ceiling lights.

Bathroom

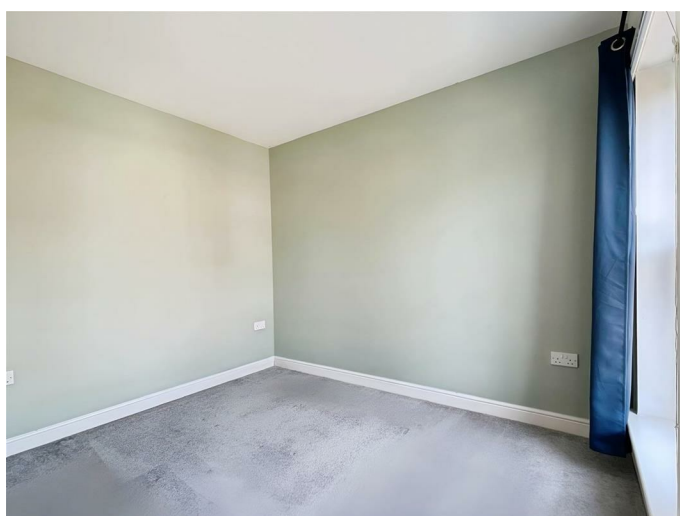
6'5" x 8'1" (1.97 x 2.47)



Wood effect flooring. Low level WC. Pedestal wash hand basin. Ladder style towel rail. Fitted bath with shower attachment and glass shower screen. Ceiling light. Extractor fan.

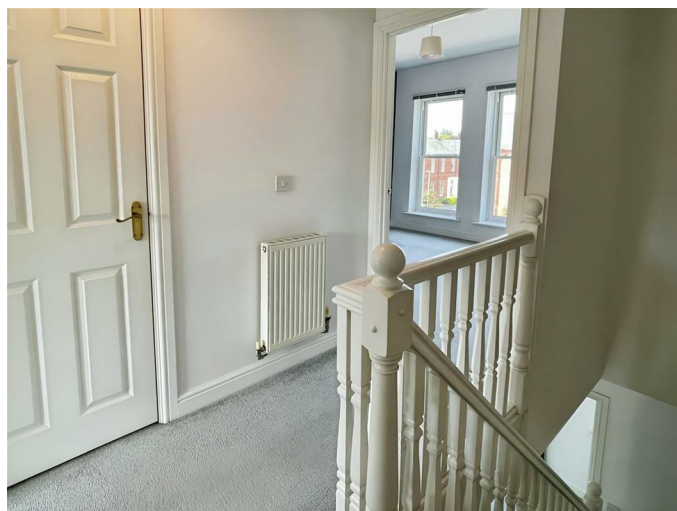
Bedroom Three

15'0" max x 10'3" (4.59 max x 3.14)



Fitted carpet. Three UPVC double glazed sash windows to the front aspect. Two ceiling lights.

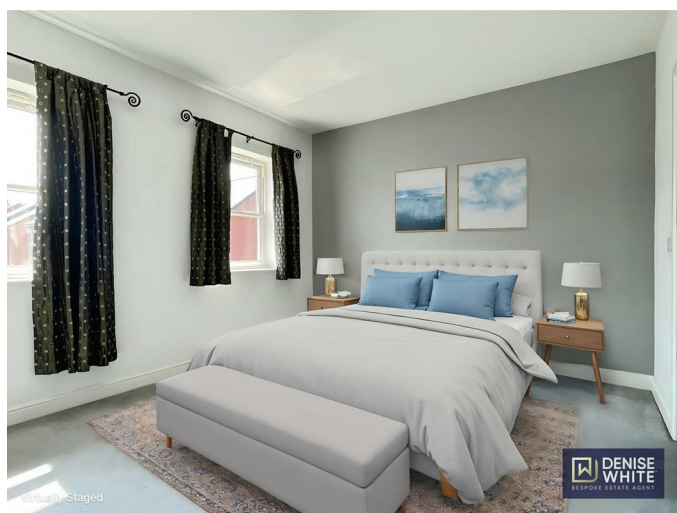
Second Floor Landing



Fitted carpet. Wall mounted radiator. Airing cupboard. Ceiling light. Loft access.

Bedroom One

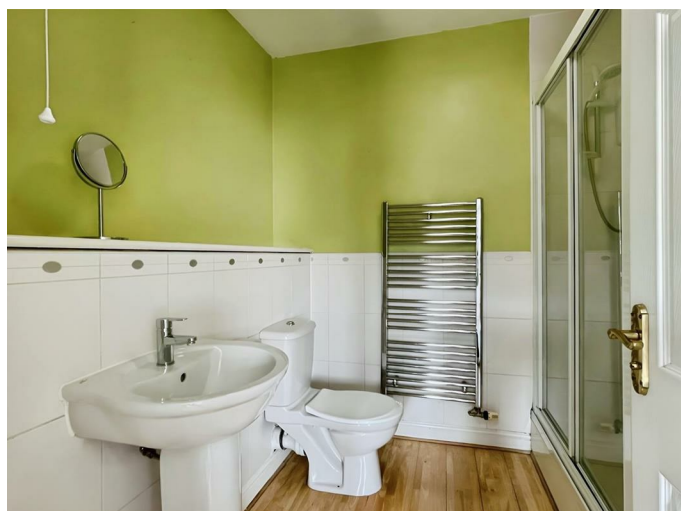
10'11" x 15'1" max (3.33 x 4.60 max)



Fitted carpet. Two UPVC double glazed sash windows to the rear aspect. Wall mounted radiator. Fitted wardrobes. Ceiling light. Access into:-

Ensuite

7'2" x 7'9" max (2.19 x 2.38 max)



Wood effect flooring. Low level WC. Pedestal wash hand basin. Wall mounted towel rail. Shower enclosure with electric shower. Ceiling light. Extractor fan.

Bedroom Two

9'8" x 14'11" max (2.96 x 4.57 max)



Fitted carpet. Wall mounted radiator. Three UPVC double glazed sash windows to the front aspect. Ceiling light.

Outside



Agents Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

No chain involved with the sale

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



"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.

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.

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.

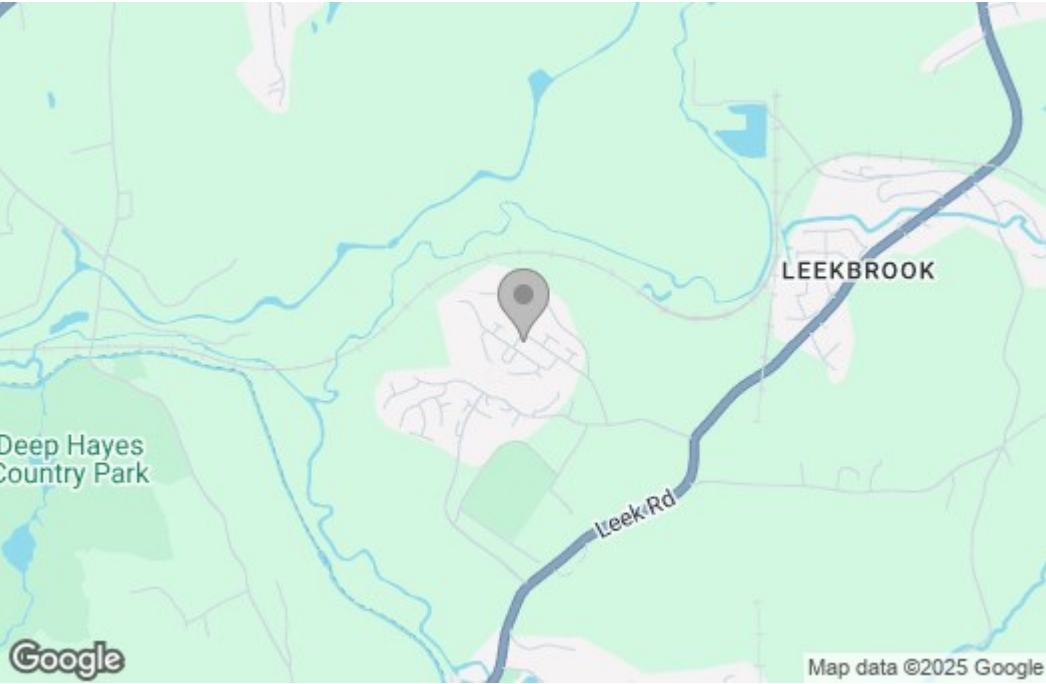
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

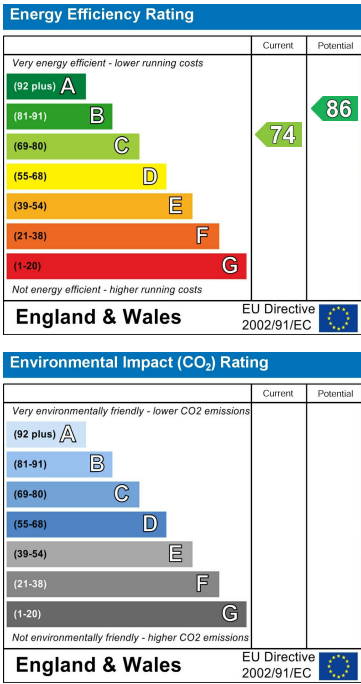


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.