



29 Churchill Avenue, Cheddleton, ST13 7EJ

Offers Over £315,000

- Detached property
- 2 reception rooms
- Tiered garden with glorious views beyond
- South east facing garden
- Three bedrooms
- Wren kitchen cabinetry
- Integral garage and private driveway
- 2 bathrooms
- Extended to the rear
- Quiet residential area

29 Churchill Avenue, Cheddleton ST13 7EJ

Nestled on the charming Churchill Avenue in Cheddleton, this exquisite detached house offers a perfect blend of modern living and picturesque surroundings. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With well-appointed bedrooms, there is ample space for families or those seeking a comfortable home.

The house features two contemporary bathrooms, ensuring convenience for all residents. The heart of the home is undoubtedly the stunning Wren kitchen, which showcases elegant cabinetry and provides a delightful space for culinary creativity. The property has been thoughtfully extended to the rear, enhancing its living space and allowing for an abundance of natural light.



Council Tax Band: C



Ground Floor

Hallway

12'5" x 984'3"

Max measurement

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, radiator, stairs to the first floor.

WC

9'0" x 2'9"

UPVC double glazed window to the side aspect, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

Sitting / Dining Room

21'6" x 13'1"

Max measurement

UPVC double glazed window to the rear, UPVC double glazed French doors to the side aspect, two radiators.

Reception Two/Bedroom Three

12'9" x 11'3"

UPVC double glazed window to the frontage, radiator.

Kitchen / Diner

14'2" x 11'3"

UPVC double glazed window to the rear, composite double glazed door to the side aspect, UPVC, double glazed window to the side aspect, Wren units to the base and eye level, CDA gas hob, extractor hood., CDA electric fan

assisted oven and separate grill, integral fridge freezer, integral AEG dishwasher, ceramic sink and drainer, chrome mixer tap, inset ceiling spotlights, radiator, tiled floor, space for a table and chairs, under stairs storage cupboard.

Utility

7'3" x 262'5"

Space and plumbing for a washing machine, space for a tumble dryer, Ariston wall mounted gas fired combi boiler.

Integral Garage

16'10" x 8'3"

Wood double doors, power and light.

First Floor

Landing

9'7" x 7'6"

Max measurement

UPVC double glazed window to the side aspect, storage cupboard.

Bedroom One

12'9" x 10'4"

UPVC double glazed window to the frontage, eaves storage, radiator.

En-suite

9'1" x 4'8"

Quadrant shower enclosure, chrome fittings, rainfall shower head, pedestal wash and basin, chrome mixer tap, low level WC, chrome ladder radiator.

Dressing Area

8'0" x 7'6"

Max measurement

Skylight, radiator, hanging rails.

Bedroom Two

14'4" x 8'5"

Max measurement

UPVC double glazed window to the rear, radiator, eaves storage, over stairs storage cupboard.

Bathroom

11'2" x 6'4"

UPVC double glazed window to the rear, walk-in shower enclosure, chrome fittings, rainfall shower head, double ended panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

Externally

To the frontage, paved driveway, hedge boundary, well stock borders, gated access to the rear.

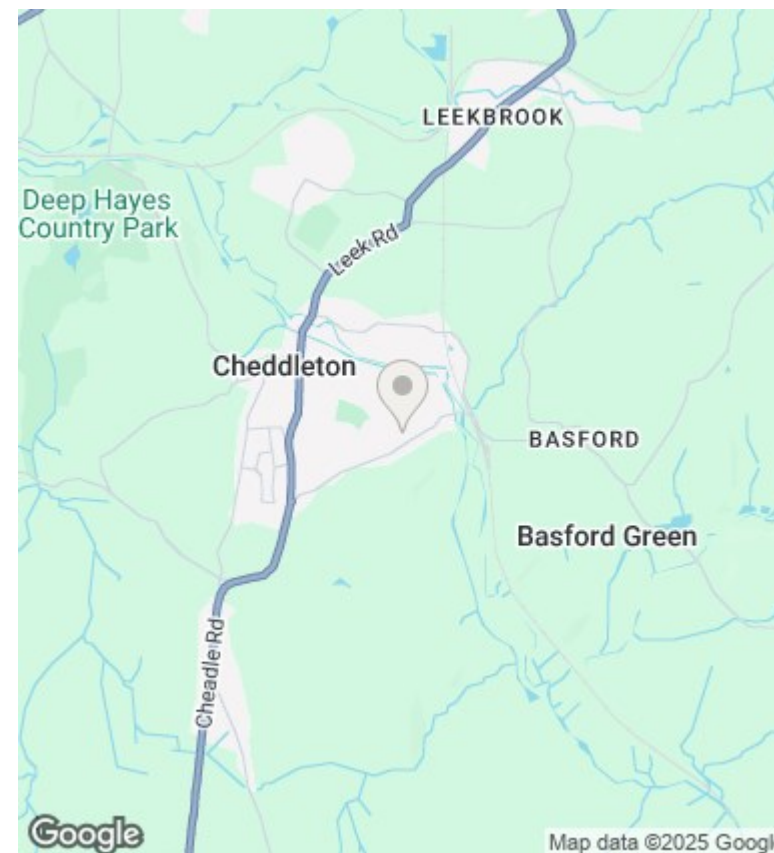
To the rear, tiered garden, two paved patio areas, area laid to lawn, fence boundary, mature trees and shrubs, fruit trees, water tap, electric socket.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyPlan 2025



Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC