



Cheadle Road, Cheddleton, ST13 7BH.
Offers in Excess of £375,000

Whittaker ^{Est. 1930}
& Biggs

Cheadle Road, Cheddleton, ST13 7BH.

An exceptional opportunity to acquire this five bedroom detached property, located on the ever popular Cheadle Road in Cheddleton. In need of some modernisation, the property boasts an abundance of potential. Currently enjoying two reception rooms, two bathrooms and integral garage. The house is nestled on a impressive sized plot with large driveway to the front and delightful rear garden. The home is offered to the market with no upwards chain.

Accommodation within, comprises of an entrance porch opening to the spacious hallway, giving access to the main living accommodation and staircase to the first floor. The substantial 16.5ft living room has a feature fireplace and bi-folding doors provide access to the separate dining room. A spacious hallway gives access to the rear garden, ground floor shower room and kitchen.

The kitchen consists of a range of fitted units to the base and eye level, electric cooker point, stainless steel sink with drainer, space for a free standing fridge / freezer, plumbing for a washing machine and gives entry to the integral garage.

Five well proportioned bedrooms are arranged over the first floor. The primary bedroom is of particular note, being a spacious 16.5ft with bay window and built in wardrobes. The family bathroom suite includes a storage cupboard, panelled bath and pedestal wash hand basin. A separate WC completes the internal accommodation.

Externally the property is approached via tarmacadam driveway, providing ample off road parking for several vehicles, in addition to a front garden. The rear is mainly laid to lawn, with a stone flagged patio and fenced / hedged boundaries.

A viewing is highly recommended to appreciate the size, plot, and potential on offer.

Situation

This home is situated in the popular village of Cheddleton, being only a short drive out of the busy market town of Leek. Ideally placed for commuting to the surrounding towns, The Potteries or the Motorway Network. The village boasts various shops and amenities and first school, together with many country walks along the canal side.



Porch

UPVC double glazed patio doors and window to the front elevation, tiled flooring.

Hallway

Wood door with feature inset, feature window to the front elevation, staircase to the first floor, understairs storage cupboard, radiator.

Living Room 16' 6" x 11' 11" (5.03m x 3.62m)

UPVC double glazed bay window to the front elevation, radiator, electric feature fire set on tiled hearth, surround and wood mantle, corncing.

Dining Room 10' 5" x 11' 11" (3.18m x 3.63m)

Wood door to the rear elevation, UPVC double glazed window to the rear and side elevation, radiator, transom interior windows with flowers, corncing.

Inner Hall

UPVC double glazed door to the rear elevation, radiator.

Shower Room 6' 7" x 4' 0" (2.01m x 1.23m)

UPVC double glazed window to the rear elevation, corner shower cubicle, lower level WC, wall mounted sink unit, radiator.

Kitchen 8' 9" x 15' 6" (2.67m x 4.72m)

UPVC double glazed window to the rear elevation, radiator, range of units to the base and eye level, electric cooker point, stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine, wall mounted boiler.

Integral Garage 16' 3" x 15' 7" (4.95m x 4.76m)

Up and over door to the front elevation, window to the side elevation, power and light connected.

First Floor

Landing

Radiator, loft access.

Bedroom One 16' 6" x 11' 11" (5.03m x 3.62m)

UPVC double glazed bay window to the front elevation, radiator, fitted wardrobes,

Bedroom Two 13' 0" x 15' 6" (3.95m x 4.72m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 10' 0" x 15' 6" (3.05m x 4.73m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 10' 6" x 11' 11" (3.20m x 3.64m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Five 8' 0" x 9' 1" (2.43m x 2.76m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 7' 9" x 5' 10" (2.36m x 1.79m)

UPVC double glazed window to the rear elevation, panelled bath with shower over, pedestal wash hand basin, radiator, storage cupboard.

WC 7' 9" x 2' 8" (2.36m x 0.81m)

UPVC double glazed window to the rear elevation, lower level WC, wall mounted sink unit.

Externally

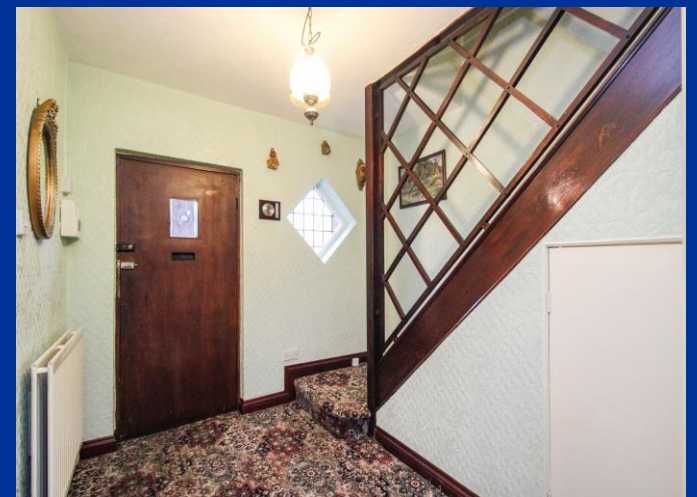
To the front, tarmacadam driveway, area laid to lawn, hedged and walled boundaries, gated access. To the rear, area laid to lawn, stone flagged patio, blocked paved patio, fenced boundaries.



Note:
Council Tax Band: E

EPC Rating: TBC

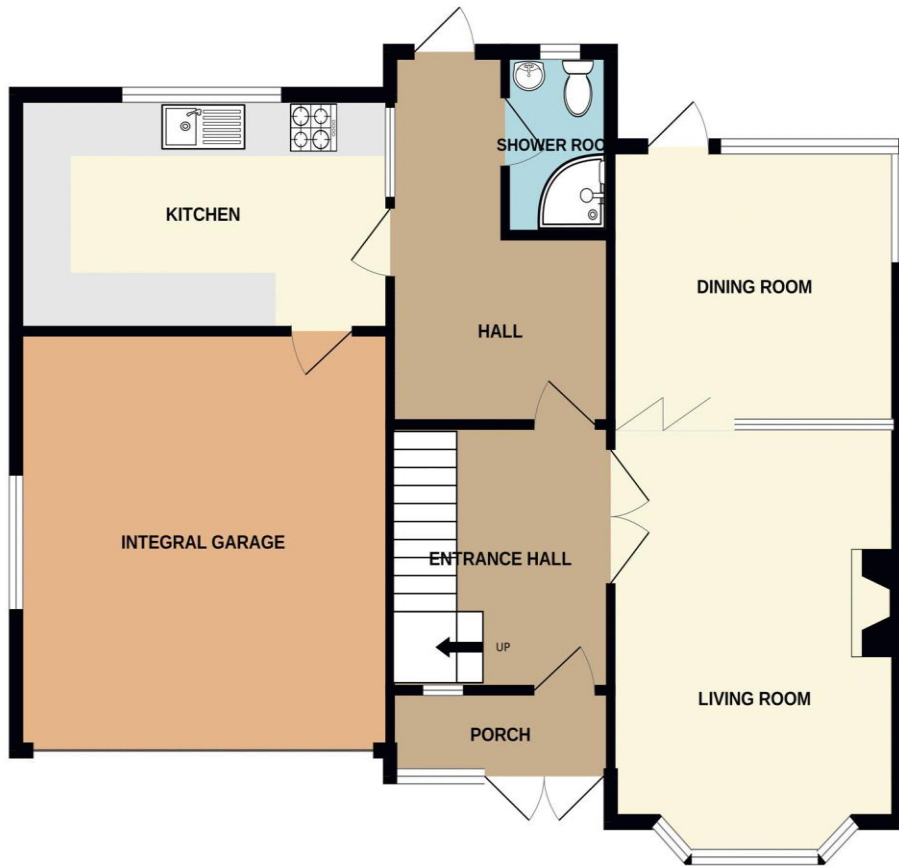
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left into the A520 Cheddleton Road, continue along the road passing through the villages of Leekbrook and Cheddleton. After passing through the village of Cheddleton upon reaching the mini roundabout at the top of the hill proceed straight ahead which then becomes Cheadle Road, follow this road for a short distance where the property is situated on the left hand side.

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