



Boucher Road, Leek, ST13 7JH.
Offers in the Region Of £200,000



Boucher Road, Leek, ST13 7JH

This 3 bedroom semi detached property is located within the ever popular village of Cheddleton and features a large living / dining room, 3 bedrooms and is situated on a corner plot. The living / dining room is 17.5ft and benefits from a patio doors and a floor length window. The kitchen has plenty of storage and a useful breakfast bar.

On the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally the rear garden features mature trees, rockery and a paved patio area. To the side of the property is an area laid to lawn. There is scope to extend the property to the side subject to planning and building regulation approval.

The frontage features a driveway, garage and a hedged boundary. The walls of the property have been cavity insulated and the loft is partially boarded.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's corner plot, convenient location and 17.5ft living / dining room.

Situation

This family 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.



Ground Floor

Hallway

UPVC double glazed door to the frontage, radiator.

Kitchen 11' 2" x 6' 3" (3.40m x 1.90m)

UPVC double glazed window to the frontage, range of units to the base and eye level, stainless steel sink, chrome mixer tap, quartz style worktops, space for a freestanding cooker, space for fridge freezer, space and plumbing for a washing machine, breakfast bar, radiator.

Living / Dining Room 17' 5" x 9' 11" (5.30m x 3.01m)

UPVC double glazed window to the rear, UPVC double glazed sliding patio doors to the rear, electric fire, stone effect surround and hearth, radiator.

First Floor

Landing

UPVC double glazed window to the side aspect, access to the loft.

Bathroom 6' 10" x 5' 8" (2.08m x 1.73m)

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower attachment, glass shower screen, wash hand basin, chrome taps, low level WC, storage cupboard with water tank, part tiled, radiator.

Bedroom One 13' 2" x 8' 7" (4.01m x 2.62m)

UPVC double glazed window to the rear, radiator.

Bedroom Two 10' 2" x 8' 8" (3.10m x 2.63m)

UPVC double glazed window to the rear, radiator.

Bedroom Three 8' 6" x 8' 2" (2.59m x 2.48m)

UPVC double glazed window to the frontage, storage cupboard.

Externally

To the frontage, paved drive, rockery, hedged boundary, fenced boundary, courtesy light. To the side, area laid to lawn, hedged boundary, mature trees. To the rear, paved patio area, gravelled area, rockery, pond, well stocked borders, fenced boundary, mature trees.

Garage

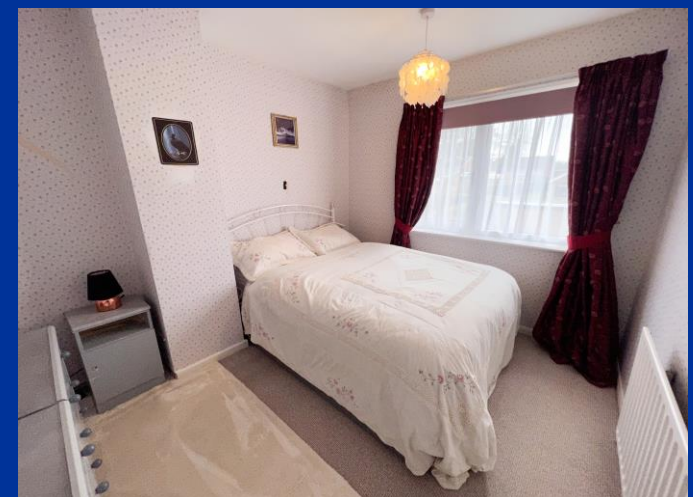
Up and over door, power, light, Ideal boiler, meters.

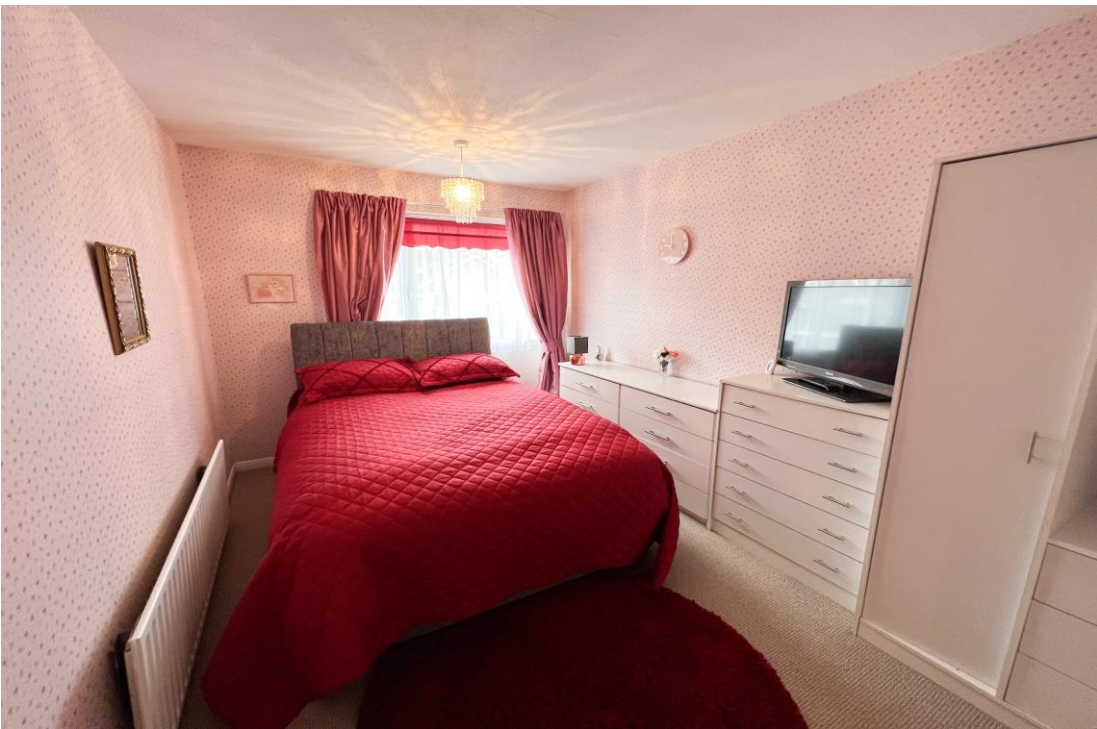


Note:
Council Tax Band: B

EPC Rating:

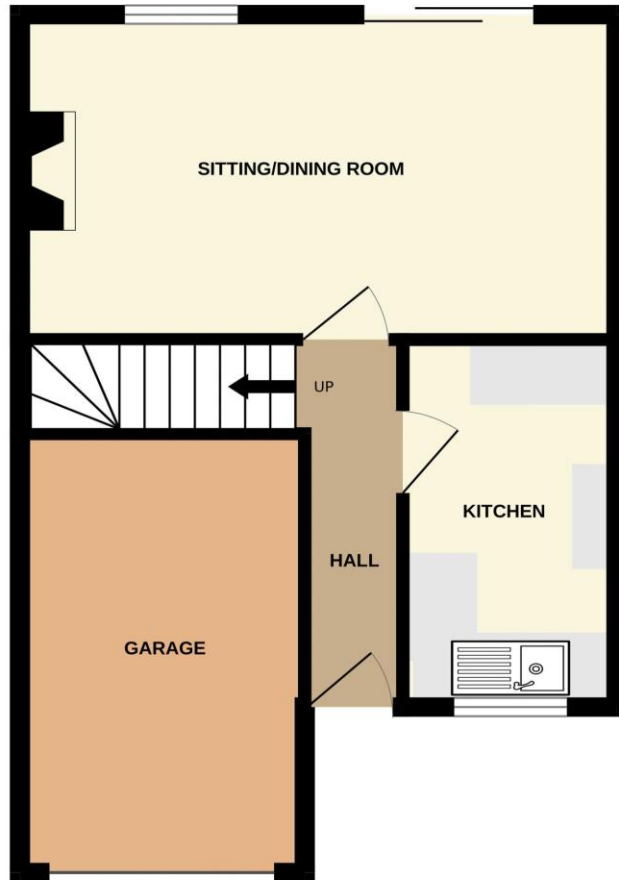
Tenure: believed to be Freehold



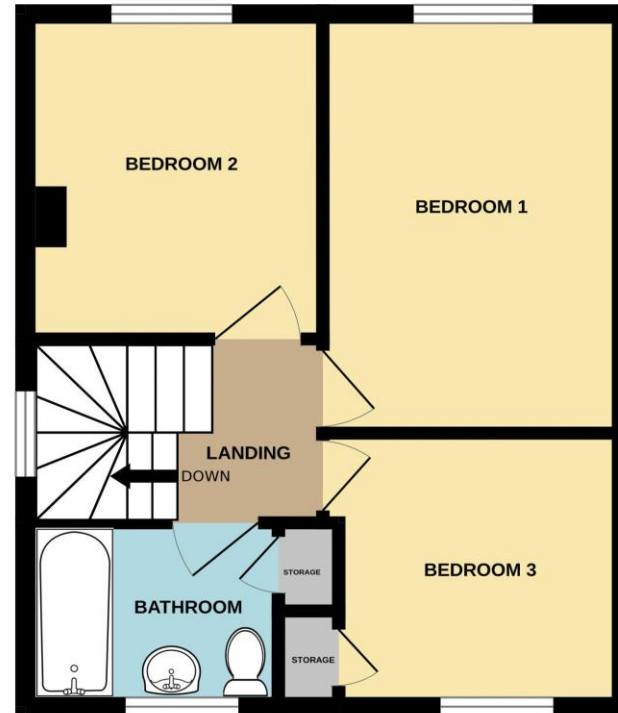




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the village of Leekbrook and into the village of Cheddleton continue up the hill and take the third turning right into St Hildas Avenue and at the T junction take the left turning into Hillside Road, follow this road turning right into Boucher Road, where the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

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