



Cheadle Road, Cheddleton, Staffordshire, ST13 7BD.  
Offers in the Region Of £265,000

Whittaker Est. 1930  
& Biggs



## Cheadle Road, Cheddleton, ST13 7BD.

This three bedroom semi-detached home is well presented throughout and is nestled on substantial plot, having large driveway to the frontage and stunning garden to the rear. Beautiful views of the open countryside can be admired from the frontage and internally the property boasts two reception rooms, conservatory, 19ft kitchen, cloakroom, three bedrooms and contemporary bathroom suite.

You're welcomed into the property via the hallway with useful cloakroom off. The dining room is located to the front of the property, has bay fronted window and opens up into the living room. The living room has a log burning stove and access to the conservatory. The conservatory is wood double glazed and provides access to the rear garden through the patio doors. The kitchen has a good range of fitted units to the base and eye level, integrated Bosch dishwasher, freezer, four ring gas hob, extractor, electric oven and room for a free standing fridge/freezer.

To the first floor the landing provides access to the three well proportioned bedrooms. The bathroom has a corner bath, WC and pedestal wash hand basin.

Externally to the frontage is a tarmac driveway, lawn and hedged boundary. Gated access to the side, to the rear garden. The rear garden is laid to lawn, patio, decked area, pergola, timber summerhouse, hedged and fenced boundary, vegetable garden.

A viewing is highly recommended to appreciate this homes location, plot size, views, spacious layout and further potential.

### 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.





### Entrance Hallway

Composite double glazed door to the front, radiator, stairs to the first floor, cloakroom off.

### Cloakroom

Low level WC, sink unit with storage beneath, chrome mixer tap, radiator, Upvc double glazed window to the side, partly tiled.

### Dining Room 11' 11" x 9' 11" (3.63m x 3.02m)

Upvc double glazed bay window to the front, radiator.

### Living Room 11' 11" x 11' 11" (3.63m x 3.64m)

Wood burning stove on a stone style hearth, wood mantle, double glazed wood patio doors to the rear, radiator.

### Conservatory 8' 11" x 7' 11" (2.72m x 2.42m)

Wood double glazed windows, wood double glazed patio doors to rear, light and power.

### Kitchen 19' 11" x 10' 1" (6.06m x 3.08m reducing to 2.42m)

Range of fitted units to the base and eye level, four ring gas hob, extractor, Smeg cooker, stainless steel 1 1/2 sink with drainer, Upvc double glazed window to rear, radiator, space for a free standing fridge/freezer, Upvc double glazed window to side, integral freezer, integral Bosch dishwasher, space for a washing machine, wood worksurfaces, tiled splash back, inset downlights, Upvc double glazed doors to conservatory.

### First Floor

#### Landing

Upvc double glazed window to side, loft access.

#### Bedroom One 11' 11" x 11' 11" (3.63m x 3.63m)

Upvc double glazed window to the front, radiator.

#### Bedroom Two 11' 11" x 10' 1" (3.63m x 3.07m)

Upvc double glazed window to the rear, radiator.

#### Bedroom Three 8' 9" x 7' 11" (2.66m x 2.41m)

Radiator, Upvc double glazed window to the front.

#### Bathroom 7' 11" x 6' 0" (2.41m x 1.82m)

Corner bath, chrome shower over, Upvc double glazed window to the rear, low level WC, pedestal wash hand basin, chrome mixer tap, chrome heated ladder radiator, tiled splashback, inset downlights, partly tiled.

### Externally

To the front tarmac driveway, hedged and fenced boundary, area laid to lawn. To the side gated access. To the rear, patio area, laid to lawn, decked area, pergola, fenced and hedged boundaries, fence and gated access to a vegetable garden, tap, timber summer house, power socket.



Note:  
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold







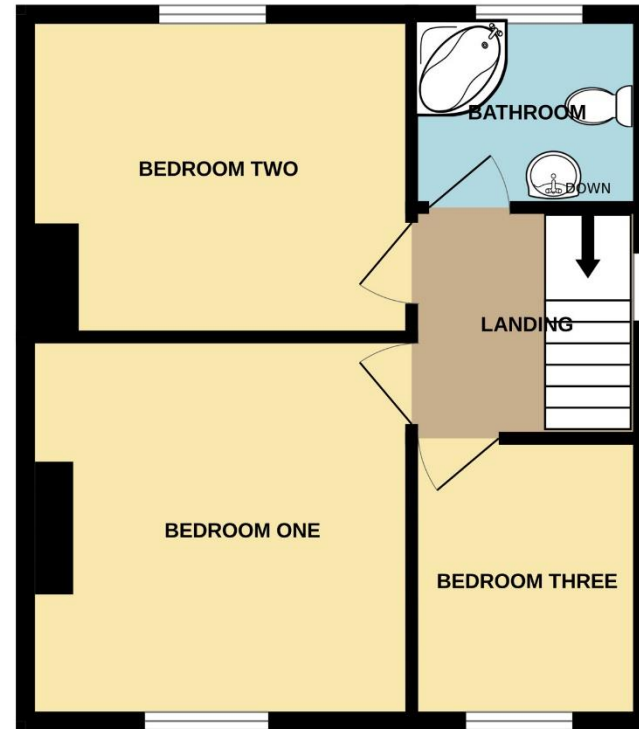




GROUND FLOOR



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 and the property is situated on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**