



Cheadle Road, Cheddleton, ST13 7HW.  
OIRO £280,000

Whittaker Est. 1930  
& Biggs



# Cheadle Road, Cheddleton, ST13 7HW.

This three bedroom detached home has been extended to the rear and is nestled on substantial plot, having a large driveway to the frontage and mature garden to the rear.

Internally the property boasts two reception rooms, conservatory, 18ft kitchen, three bedrooms and shower room.

You're welcomed into the property via the hallway. The dining room is located to the front of the property, has a bay window and an open fireplace, whilst at the rear, the living room also benefits from an open fire and provides access to the conservatory.

The conservatory is of an aluminium construction and provides access to the rear garden through the patio doors.

Adjacent to the living room is the kitchen which has a range of fitted units to the base and eye level, a wood stable door to the side aspect and a Stanley range cooker. There is also a useful pantry under the stairs.

To the first floor there are three well-proportioned bedrooms and shower room which has a corner shower enclosure, WC and pedestal wash hand basin.

Externally to the frontage is a tarmac driveway to the detached garage, lawn and hedged boundary.

The rear garden is mainly laid to lawn, with fence boundaries and mature trees and shrubs.

Selling with NO UPPER CHAIN, a viewing is highly recommended to appreciate this home's location, plot size, spacious layout and further potential.





## Ground Floor

### Porch 6' 8" x 2' 5" (2.04m x 0.74m)

Double wood glazed doors.

### Hallway 11' 11" x 6' 8" (3.62m x 2.04m)

(Max measurement)

Wooden glazed door, stairs to the first floor, electric radiator, wood glazed window to the side aspect.

### Dining Room 13' 2" x 12' 0" (4.01m x 3.67m)

Max measurement

Wood double glazed window to the frontage, tiled fireplace and surround, open fire, electric radiator.

### Sitting Room 21' 5" x 12' 1" (6.52m x 3.68m)

Brick fireplace, tiled hearth, open fire, electric radiator, aluminium double patio doors, wood double glazed window to the side aspect.

### Conservatory 11' 10" x 7' 7" (3.6m x 2.3m)

Aluminium metal construction, glass roof, sliding patio doors.

### Kitchen 18' 1" x 9' 4" (5.50m x 2.85m)

Wood double glazed window to the rear, wood stable door to the side aspect, wood double glazed window to the side aspect, Stanley range cooker, units to the base and eye level, space and plumbing for a washing machine, space for a fridge freezer, space for a free standing cooker, understairs cupboard.

## First Floor

### Bathroom 6' 8" x 6' 7" (2.04m x 2.00m)

UPVC double glazed window to the frontage, shower enclosure, Triton electric shower, chrome shower head, low level WC, pedestal wash hand basin, part aqua boarded, storage cupboard with water tank.

### Bedroom One 12' 0" x 11' 0" (3.66m x 3.35m)

UPVC double glazed window to the frontage, electric radiator

### Bedroom Two 12' 0" x 12' 0" (3.66m x 3.67m)

UPVC double glazed window to the rear, electric radiator.

### Bedroom Three 9' 5" x 8' 10" (2.87m x 2.68m)

UPVC double glazed window to the side aspect.

### Externally

To the frontage, tarmacadam drive, area laid to lawn, well stocked borders fence boundary, garage.  
To the rear, area laid to lawn, fence boundary, mature trees and shrubs.

### Garage

Timber construction, metal up-and-over door.

### Landing

Loft access.



Note:

Council Tax Band: D

EPC Rating: TBC

Tenure: Believed to be Freehold



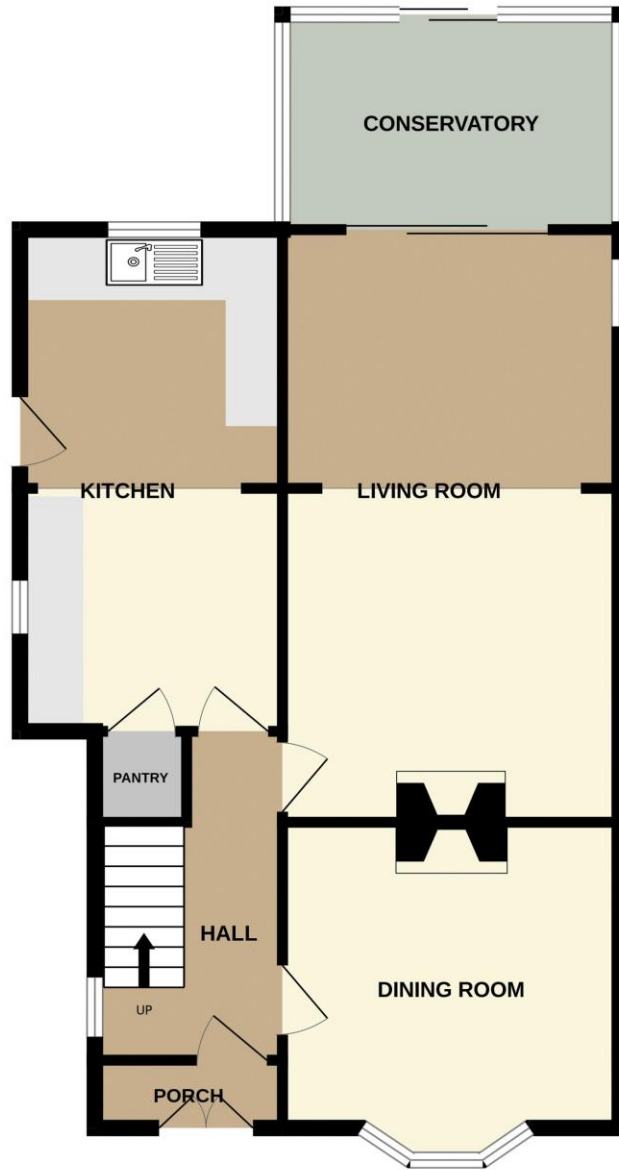








GROUND FLOOR



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. Once in the village of Cheddleton and before reaching the mini roundabout at the top of the hill the property is situated on the right hand side identified by a Whittaker & Biggs For Sale sign.

## Directions

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.

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Est. 1930  
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