



Hillside Road, Cheddleton, ST13 7JQ.
£250,000

Whittaker ^{Est. 1930}
& Biggs

Hillside Road, Cheddleton, ST13 7JQ.

Whittaker & Biggs are pleased to offer to the market this deceptively spacious semi detached property which is situated in a quiet residential area in Cheddleton and has been extended to the rear on both floors.

The property is comprised of a kitchen, dining room and sitting room with balcony to the ground floor whilst to the first floor are three double bedrooms and a family bathroom.

Additionally, there is a storage area under the sitting room which is accessed from the rear garden.

The kitchen is sizable with the dining room off, providing the perfect space for entertaining. The bathroom has a contemporary white suite with both a bath and a separate shower enclosure.

Externally, the rear garden is mainly laid to lawn with a paved patio, well stocked borders and a balcony accessed from the sitting room.

To the frontage is a private driveway and gated access to the rear of the property.

A viewing is highly recommended to appreciate this home's location, sizable living space and balcony overlooking the enclosed rear garden.



Ground Floor

Kitchen 11' 3" x 9' 7" (3.44m x 2.92m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for an under counter fridge, space for an under counter freezer, Hotpoint electric fan assisted oven, gas four ring hob, extractor over, radiator, stairs to the first floor.

Dining Room 16' 1" x 7' 9" (4.91m x 2.35m)

UPVC double glazed French doors to the frontage with side light windows, UPVC double glazed window to the side aspect, under stairs storage with plumbing for a washing machine.

Sitting Room 18' 6" x 17' 6" (5.63m x 5.33m)

Max measurement

UPVC double glazed French doors to the rear with side light windows, balcony off, UPVC double glazed door to the side aspect, gas fire with marble effect surround and hearth with mantel, back boiler, storage cupboards.

First Floor

Landing 8' 6" x 5' 7" (2.58m x 1.70m) Max measurement
UPVC double glazed window to the side aspect, loft access.

Bedroom One 18' 8" x 9' 0" (5.68m x 2.74m)

UPVC double glazed window to the rear, radiator, built in wardrobes and over bed storage.

Bedroom Two 17' 6" x 8' 4" (5.33m x 2.55m) Max measurement

UPVC double glazed window to the rear, radiator, built in wardrobe and over bed storage.

Bedroom Three 8' 10" x 8' 7" (2.70m x 2.62m)

UPVC double glazed window to the frontage, radiator, built in wardrobe, airing cupboard housing the hot water tank.

Bathroom 6' 8" x 5' 8" (2.02m x 1.72m)

UPVC double glazed window to the frontage, panel bath with chrome taps, pedestal wash hand basin with chrome taps, low level WC, shower enclosure with electric Galaxy shower.

Externally

To the frontage, tarmacadam driveway, gated access to the rear, walled boundary.

To the rear, paved patio, area laid to lawn, fenced boundary, mature trees and shrubs, balcony, under house storage.



Note:

Council Tax Band: B

EPC Rating: TBC

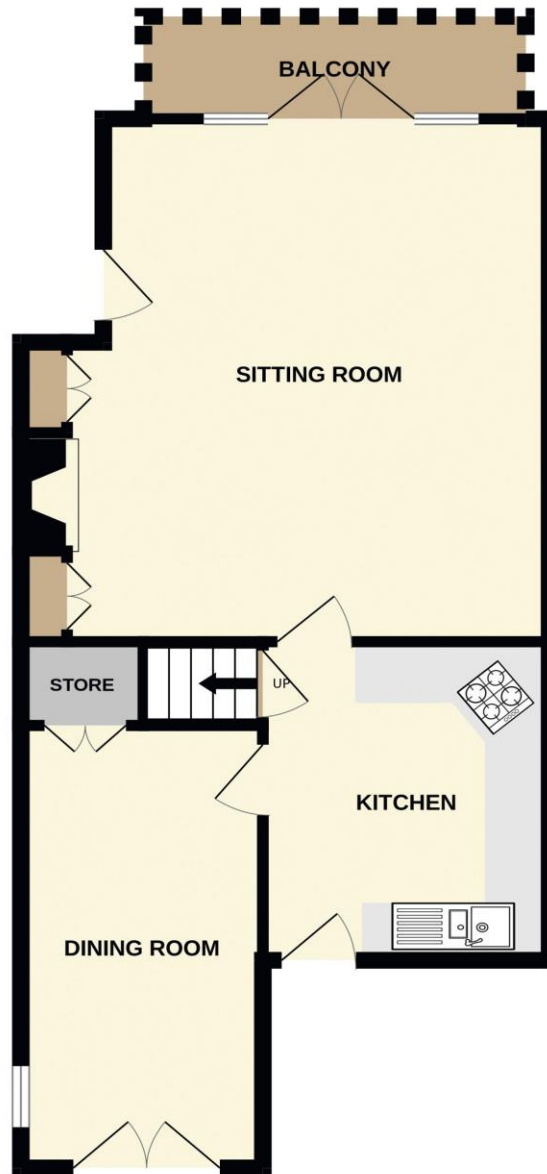
Tenure: Freehold







GROUND FLOOR



1ST FLOOR





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 right turning into Hillside Road where the property is located on the right hand side.

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.

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