



Churnet Close, Cheddleton, ST13 7JN.

£209,950

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Churnet Close, Cheddleton, ST13 7JN.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this semi-detached dormer bungalow with detached garage, driveway and low maintenance rear garden which is situated in a quiet residential area.

The property is comprised of a sitting / dining room, kitchen, bathroom, conservatory and two double bedrooms to the ground floor, whilst to the first floor is the principal bedroom with en-suite shower room.

The kitchen is located off the sitting / dining room and has a good range of units to the base and eye level as well as an integral ceramic hob and electric fan assisted oven.

Both the family bathroom and first floor en-suite shower room have contemporary fittings.

Externally, to the frontage is a driveway suitable for multiple vehicles, an area laid to gravel and mature shrubs.

The fully enclosed rear garden is laid to gravel with a paved patio and a decked area. The detached garage with electric roller door is also located at the rear of the property.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's quiet location, views to the frontage and large principal bedroom with en-suite facilities.



## Ground Floor

### Hall 8' 10" x 3' 7" (2.70m x 1.10m)

UPVC double glazed door with sidelight window to the side aspect, radiator, storage cupboard.

### Sitting / Dining Room 18' 8" x 11' 11" (5.69m x 3.62m)

UPVC double glazed window to the rear, UPVC double glazed door to the rear, stairs to the first floor, living flame gas fire, marble surround and hearth (back boiler), radiator.

### Kitchen 8' 6" x 7' 10" (2.58m x 2.39m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, stainless steel circular sink and drainer, chrome mixer tap, Baumatic ceramic hob, Logik electric fan assisted oven, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a free standing fridge freezer.

### Conservatory 11' 11" x 9' 4" (3.63m x 2.84m)

UPVC double glazed construction, polycarbonate roof, UPVC double glazed door to the side aspect.

### Bathroom 8' 6" x 6' 5" (2.58m x 1.95m)

UPVC double glazed window to the side aspect, panel bath, chrome taps, electric Triton shower over, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, airing cupboard housing the water tank.

### Bedroom Two 11' 11" x 9' 8" (3.62m x 2.95m)

UPVC double glazed window to the frontage, radiator.

### Bedroom Three 9' 8" x 8' 6" (2.94m x 2.59m)

UPVC double glazed window to the frontage, radiator.

## First Floor

### Bedroom One 15' 1" x 14' 1" (4.59m x 4.30m) Max measurement

2 x UPVC double glazed windows to the frontage, eaves storage, over stairs storage cupboard, built in wardrobe, 2 x radiators, en-suite.

### En-suite 9' 0" x 4' 9" (2.75m x 1.45m)

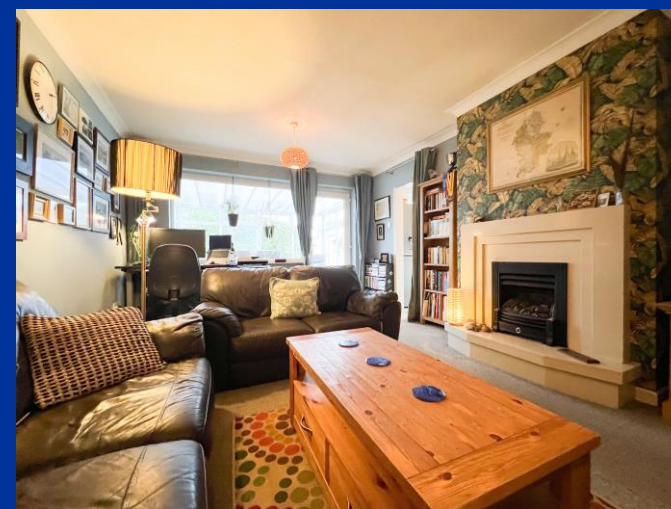
Shower enclosure, electric Shower Force shower, low level WC, pedestal wash hand basin, chrome mixer tap, radiator, inset ceiling spotlights, extractor fan.

### Externally

To the frontage, tarmacadam driveway, area laid to gravel, mature shrubs, gated access to the rear. To the rear, detached garage, decked area, paved area, fence boundary, mature trees and shrubs, potting shed.

### Garage

Electric roller door, wood pedestrian door, power.



Note:

Council Tax Band: B

EPC Rating: TBC

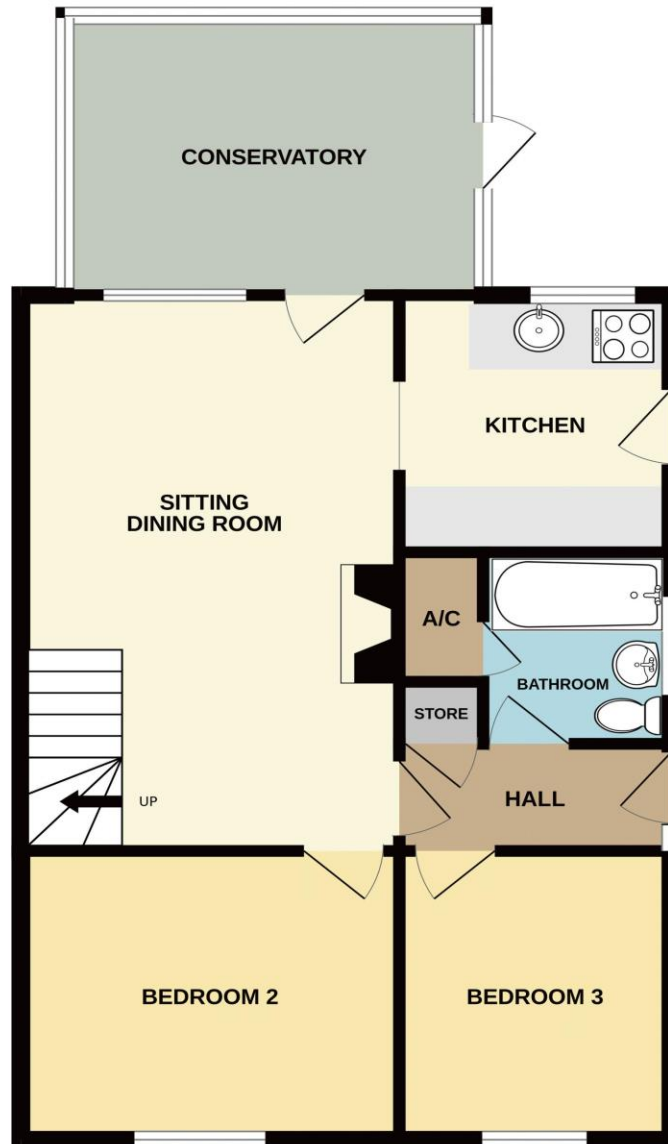
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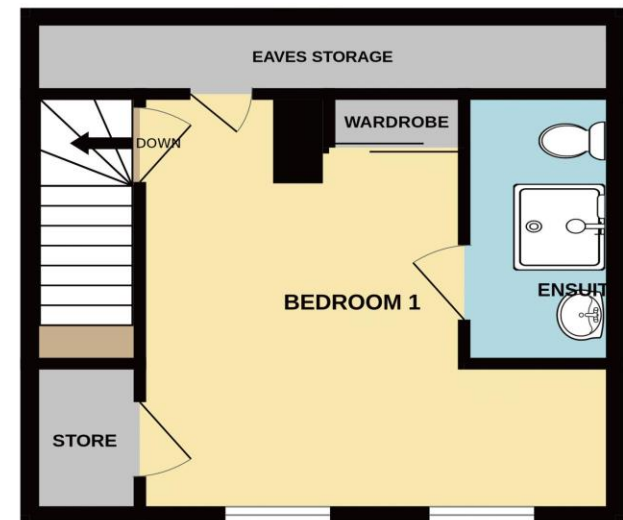




GROUND FLOOR



1ST FLOOR





## Directions

From Our Derby Street, Leek, Office proceed along Haywood Street and at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the village of Leekbrook and into the village of Cheddleton. Follow this road and upon reaching the Churnet Valley Vets on the right hand side, turn right into St Hilda's Avenue. Follow this road to the T junction and turn left on to Hillside Road. Follow this road bearing right into Boucher Road and take the first right again into Dalehouse Road, then turn left into Churnet Close where the property is situated straight ahead.

## Situation

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.

**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.

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