



Cheadle Road, Cheddleton, Staffordshire Moorlands, ST13 7BQ.
Offers in the Region Of £285,000

Whittaker Est. 1930
& Biggs

Cheadle Road, Cheddleton, ST13 7BQ.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this two-bedroom bungalow, situated in the sought-after area of Cheddleton, with stunning views to the side and front aspects. The property offers a great deal of privacy and lots of further potential.

The property is comprised of a sitting room, dining room, breakfast kitchen, wet room and two double bedrooms. Stunning views can be seen from the both the front and side aspects. The sizable breakfast kitchen is over 17ft in length, houses the Worcester oil fired boiler and has a useful pantry off. Recently fitted, the wet room is also a good size with room for a bath if so desired and is fully aqua boarded. The home benefits from solar panels to the roof space.

Externally to the rear is a tarmacadam driveway and gated access to the side and front of the home. The attached garage is also accessible via a pedestrian door to the front. To the front, the garden is mainly laid to lawn with a hedge boundary and well stocked borders.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this property's private location, stunning views and further potential.

Note: The underside of the roof covering, and parts of the roof frame are concealed by spray foam material. The presence of this material is not considered acceptable by many mortgage lenders.

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.



Porch 8' 2" x 2' 2" (2.49m x 0.67m)

UPVC double glazed French doors to the frontage, 2 x UPVC double glazed windows to the rear, UPVC double glazed window to the each side aspect.

Hall

Aluminium double glazed door to the rear, radiator, loft hatch.

Store 5' 7" x 2' 11" (1.69m x 0.88m)

UPVC double glazed window to the side aspect.

Wet Room 11' 11" x 5' 3" (3.63m x 1.59m)

2 x UPVC double glazed windows to the side aspect, shower with chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, fully aqua boarded, tiled floor, chrome ladder radiator, shaver point, extractor fan.

Kitchen/Breakfast Room 17' 11" x 12' 3" (5.45m x 3.74m)

UPVC double glazed window to the rear, base units, breakfast bar, stainless steel double sink, chrome mixer tap, Worcester boiler, space and plumbing for a washing machine, space for a freestanding cooker, storage cupboard, radiator, pantry off.

Sitting Room 12' 10" x 14' 11" (3.92m x 4.55m)

UPVC double glazed bay window to the front with views, UPVC double glazed window to the side aspect with views, open fire, marble effect hearth, 2 x radiators.

Dining Room 14' 11" x 7' 8" (4.55m x 2.34m) Max measurement

UPVC double glazed patio doors to the side aspect, radiator, shelving.

Bedroom One 15' 9" x 10' 11" (4.79m x 3.32m)

UPVC double glazed bay window to the front with views, built in wardrobes, radiator.

Bedroom Two 11' 11" x 10' 10" (3.63m x 3.31m)

UPVC double glazed bay window to the front with views, vanity wash hand basin, chrome mixer tap, fitted wardrobes, radiator.

Garage 19' 8" x 9' 7" (6.00m x 2.91m)

Metal up-and-over door, UPVC double glazed pedestrian door to the side, UPVC double glazed window to the side aspect, inspection pit.

Externally

To the rear, tarmacadam driveway, gated access to the side aspect, attached garage.

To the side aspect, concrete patio, hedge boundary, rockery, timber summerhouse with light and power.

To the front, area laid to lawn, established fruit trees and shrubs, hedge boundary, polycarbonate greenhouse, views.



Note:
Council Tax Band: C

EPC Rating: B

Tenure: believed to be Freehold







GROUND 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 which then becomes Cheadle Road. Pull into the layby on the left hand side and you will see a Whittaker and Biggs for sale board on the left, turn into the private road and the property can be found at the bottom of this road.

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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