



Greenfields, Leek Road, Cellarhead, Staffordshire Moorlands, ST9 0HX.
Offers in the Region Of £350,000

Whittaker
& Biggs Est. 1930

Leek Road, Cellarhead, Staffordshire Moorlands, ST9 0HX.

This substantial three bedroom detached bungalow is nestled on a impressive plot having dual access to the driveway, double garage and enclosed private rear garden. The property boasts a versatile layout with two large reception rooms, plus a conservatory to the rear, bathroom and shower room, well equipped kitchen, utility and integral double garage.

You're welcomed into the property via the hallway with access to the 17ft living room, which is laid to a parquet style flooring, with feature electric fire and access to the dining room and conservatory. The dining room is again a generous space, having feature wood beams and ample space for a family sized dining table and chairs. The 16ft Upvc double glazed conservatory is located to the rear and provides a relaxing space to enjoy the private rear garden. The breakfast kitchen has a good range of fitted units to the base and eye level, quartz style worksurfaces, breakfast bar, Rangemaster cooker with electric hobs, oven/grill, extractor, dual belfast sink with mixer tap, space for a fridge, access to the utility and shower room. The useful shower room has a WC, sink and shower enclosure with chrome fitment. The utility space is located to the rear and provides access to the conservatory room, it includes base and eye level units, quartz style worksurfaces, composite sink, integral dishwasher, space for a washing machine and free-standing American style fridge/freezer.

Located to the front of the property are two well proportioned bedrooms, with the inner hallway having a karndean style floor with compass logo, with the flooring continuing into bedroom one and two. Bedroom one and two both have fitted wardrobes and overhead storage and are serviced by the family bathroom. The bathroom incorporates a corner jacuzzi style bath, bidet, low level WC and pedestal wash hand basin.

Going back into the hallway you will find bedroom three/study, this room is a generous 17ft and has fitted storage, desk and display shelving with access to the integral double garage. The garage has two up and over electric doors, power, light, pedestrian door to the rear garden, a space which is useful for storage, but has the potential to be converted into further living accommodation, subject to planning and building regulation approval.

Externally to the front is a large herringbone block paved driveway, providing parking for a number of vehicles, caravan, motorhome or boat. Dual access into the driveway, walled boundary and gated access to each side of the property. The private rear garden has circular patio, decked area, gravel area, concrete fenced boundary and well stocked borders.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot size, spacious and versatile accommodation and potential.

Situation

This home is situated in the popular residential area of Cellarhead and is well placed for commuting to Leek, Cheadle and The Potteries. Ideal for a family, being within close proximity of Moorside High School.



Entrance Hallway

UPVC double glazed door and window to the front elevation, perfect fit blinds, radiator, intercom system, glass shelving with inset down lights.

Study/Bedroom Three 18' 11" x 8' 1" (5.77m x 2.47m)

Two UPVC double glazed windows to the front elevation, built in desk, shelving and storage, radiator, inset downlights, wall lights, access to the integral double garage.

Integral Double Garage 18' 11" x 16' 6" (5.77m x 5.04m)

Double garage with two up and over electric doors, UPVC double glazed door and window to the rear elevation, light and power connected.

Living Room 18' 10" x 15' 10" (5.74m x 4.82m) max measurements

Parquet style flooring, radiator, UPVC double glazed windows and patio doors to rear elevation, marble style hearth, surround, wooden mantel, electric fire, access to the dining room and conservatory.

Conservatory 16' 4" x 12' 1" (4.99m x 3.69m) max measurements

UPVC double glazed construction, UPVC double glazed patio doors to the side, two radiators, light and power.

Dining Room 13' 7" x 12' 9" (4.15m x 3.88m)

Two UPVC double glazed windows to the rear elevation, two UPVC double glazed windows to the side elevation, radiator, feature stone style wall, wooden beams, wall lights.

Breakfast Kitchen 11' 10" x 11' 9" (3.61m x 3.59m)

Range of fitted units to the base and eye level, quartz style work services, Belfast dual sink with mixer tap, Rangemaster cooker which has an electric hob, electric grill, electric fan assisted oven, extractor above, tiled splash backs, breakfast bar with quartz style work

service, radiator, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, access to shower room and utility room.

Shower Room 7' 9" x 2' 8" (2.35m x 0.81m)

Walk in shower cubicle with chrome fitment, inset downlights, wall mounted sink, low level WC, ladder radiator, UPVC double glazed window to the side elevation with perfect fit blind.

Utility room 11' 9" x 8' 3" (3.59m x 2.52m)

UPVC double glazed windows to the rear elevation, space for an American style fridge freezer, integral dishwasher, quartz work surfaces, 1 1/2 composite sink with mixer tap, space for a dryer, UPVC double glazed door with perfect fit blinds providing access into the conservatory.

Inner Hallway

Loft access, karndean style flooring with compass logo.

Bathroom 7' 9" x 6' 4" (2.37m x 1.92m)

Corner jacuzzi style bath with integral shower with shower head attachment and mixer tap, bidet, lower level WC, pedestal wash hand basin, UPVC double glazed window to the side elevation, extractor, radiator, fully tiled.

Bedroom One 12' 11" x 11' 10" (3.94m x 3.61m) max measurements

Karndean style flooring, double glazed bay window to front elevation, radiator, built in wardrobes, over head storage, bedside tables.

Bedroom Two 11' 8" x 9' 10" (3.55m x 2.99m) max measurements

UPVC double glazed window to the front elevation, radiator, karndean style flooring, built in wardrobes, vanity sink, bedside tables with over head storage.



Externally

To the front is dual access to the driveway, herringbone block paved driveway, fenced boundaries, gated access to the sides of the property. To the rear, outside power sockets, gravel area, circular patio area, decked area, timber shed, hedged boundaries, water feature, well stocked borders, fenced boundaries, outside water tap.

Note:
Council Tax Band: D

EPC Rating: TBC

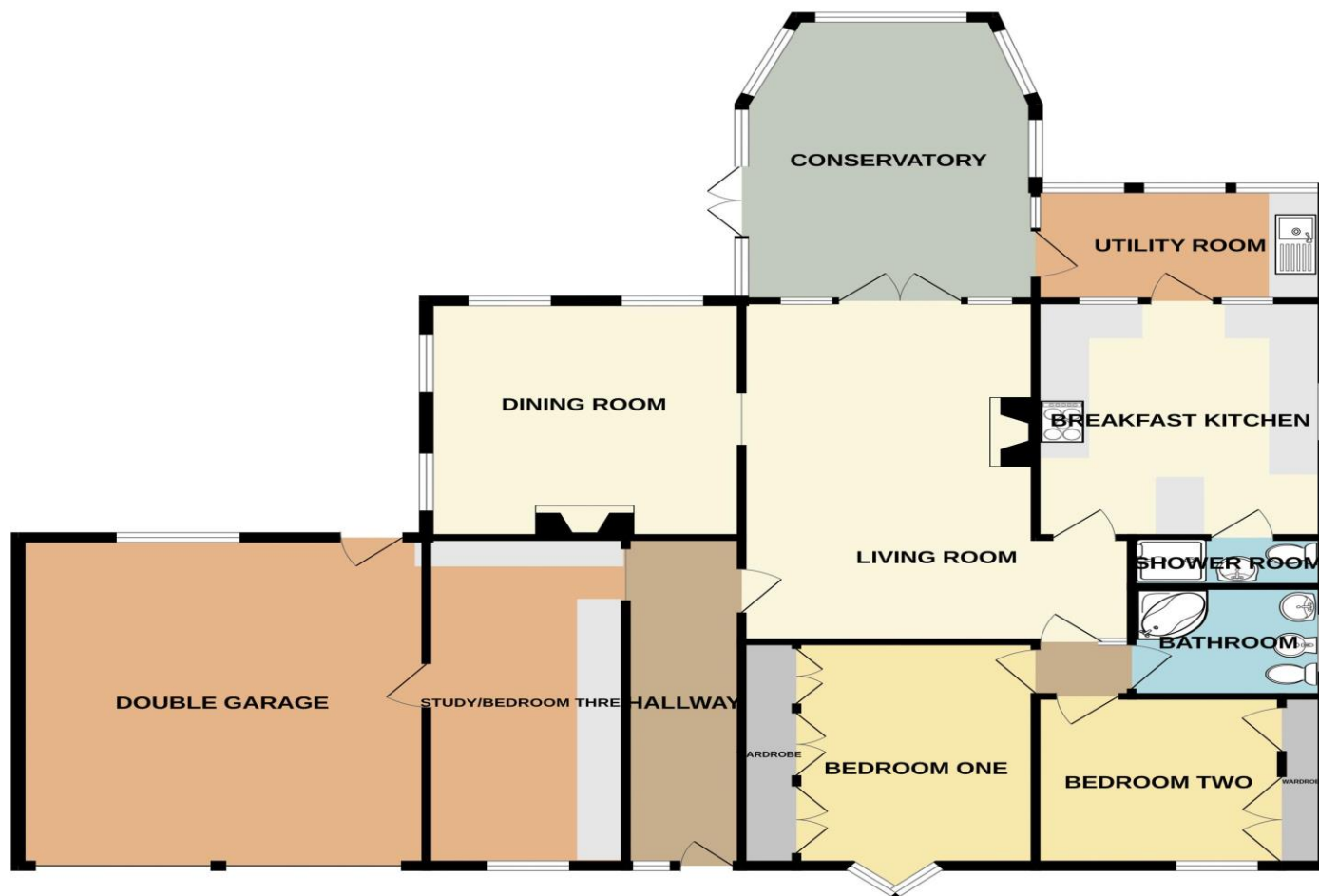
Tenure: believed to be Freehold







GROUND 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 passing the villages of Leekbrook, Cheddleton and Wetley Rocks and just prior to reaching Cellarhead Head traffic lights, the property is situated on the right hand side, identifiable by a Whittaker & Biggs for sale board.

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