



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Cheadle Road

Leek, ST13 5RB

Offers In The Region Of £475,000



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Cheadle Road

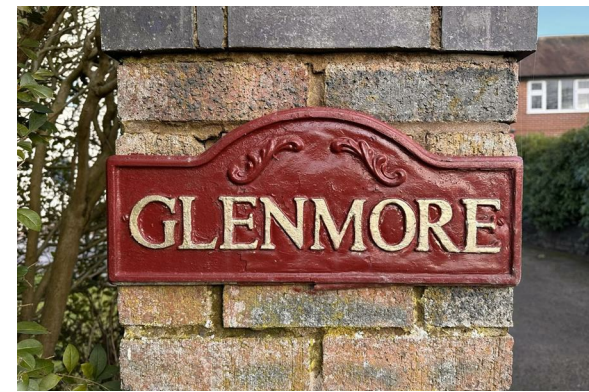
, Leek, ST13 5RB

NO UPWARD CHAIN - Immaculately presented four bedroom detached family residence, offering established gardens, ample parking, double garage, two reception rooms, breakfast kitchen, four double bedrooms and family bathroom with ensuite and dressing area to the master.

'Glenmore' is a delightful traditional family home located on Birchall having views over Leek Golf Club, boasting spacious family accommodation briefly comprising rustic porch leading into the entrance hall with wc off, lounge with Baxi open fire, formal dining room, fully fitted breakfast kitchen, four bedrooms, ensuite and dressing area to the master, family bathroom offering a traditional suite. Externally, this home provides ample parking for numerous vehicles leading to a detached double garage with electric door, established gardens to both the front and rear elevations, Summerhouse with Indian stone patio and adjoining brick buildings offering coal store and wc. Internal viewing of this family home is **HIGHLY** recommended to be fully appreciated.

Directions

From our Derby Street Leek office proceed out of the town on the A520 Cheddleton Road. Follow this road for a short distance over the roundabout where the property is located on the left hand side identifiable by our For Sale board.





Situation

'Glenmore' is situated just on the outskirts of the popular market town of Leek. Excellent for commuting to the Staffordshire, Cheshire and Derbyshire borders. With picturesque views over Leek Golf Club and within the catchment for the sought after Westwood Schools.

Rustic Covered Porch

Indian stone path, courtesy lighting.

Entrance Porch

External door to front, tiled floor.

WC off

Housing low level wc, pedestal wash basin, part tiled walls, double glazed window to side, radiator.

Hallway

With staircase off, radiator.

Lounge

22'0" x 12'9" (6.72 x 3.91)

Double glazed windows to front and rear, two feature hexagonal stained glass windows to either side, Baxi open fireplace in decorative carved surround on tiled hearth, corning, two radiators.,

Formal Dining Room

18'10" x 11'11" (5.76 x 3.64)

Double glazed window to front, radiator, corning, feature fireplace incorporating carved surround on marble back and hearth.



Breakfast Kitchen

17'0" x 9'11" (5.19 x 3.03)

Excellent range of built in units comprising base cupboards and drawers, integrated dishwasher, built in electric oven and microwave, work surfaces with four ring gas hob and extractor over, inset sink unit, double glazed windows to rear and side aspects, external door to side, radiator, cushioned floor.

Utility off

Housing plumbing for washing machine, coat hooks, double glazed window to rear, cushioned floor.

First Floor Landing

Double glazed window to rear, radiator.

Bedroom One

16'0" x 12'11" (4.88 x 3.96)

Three triple glazed windows to front and side aspects, two radiators, picture rail, built in double wardrobe.

Dressing Area

With double glazed window to rear.

Ensuite

8'0" x 4'10" (2.45 x 1.48)

Fully enclosed walk in shower cubicle incorporating Mira mixer shower fitment, pedestal wash basin, low level wc, part panelled walls, radiator, double glazed frosted window to rear.





Bedroom Two
11'11" x 10'9" (3.65 x 3.29)
Double glazed window to front, radiator, picture rail, built in wardrobe.

Bedroom Three
13'2" x 9'1" (4.02 x 2.77)
Double glazed window to front and side, radiator.

Family Bathroom
9'5" x 6'1" (2.88 x 1.86)
Suite comprising panelled bath with telephone style mixer taps, pedestal wash hand basin, low level wc, radiator, part tiled walls, double glazed frosted window to rear.



Bedroom Four
9'11" x 7'1" (3.03 x 2.16)
Two double glazed windows to side, loft access with ladder, radiator. Excellent range of built in bedroom furniture.



Double Garage
24'6" x 20'5" (7.47 x 6.23)
Electric up and over door, concrete floor, light and power connected. Loft storage over.

Outside
The property is approached via double gated access leading to tarmac driveway providing ample off road parking.

Formal gardens to front laid to lawns with established borders.

Adjoining Outbuildings

Comprise of:
Coal Store

WC.

Housing Low level wc, quarry tiled floor.

Rear Gardens

Herringbone block paved patio with adjoining shaped lawns having established flower borders. Cold water tap.

Summerhouse

9'7" x 7'7" (2.93 x 2.32)

Having Indian stone patio with double doors and laminate floor.

Council Tax Band

Council Tax Band

Local Authority is the Staffordshire Moorlands District Council.

Services

We understand that the property is connected to all mains services.

Viewings

By prior arrangement through
Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.





Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



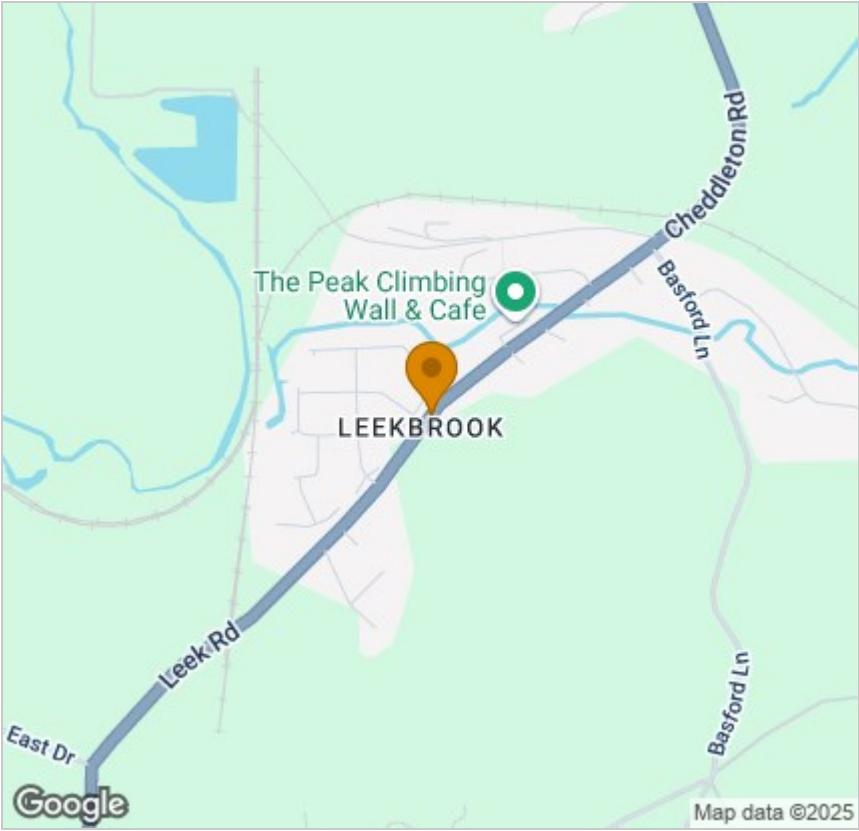
Floor Plan



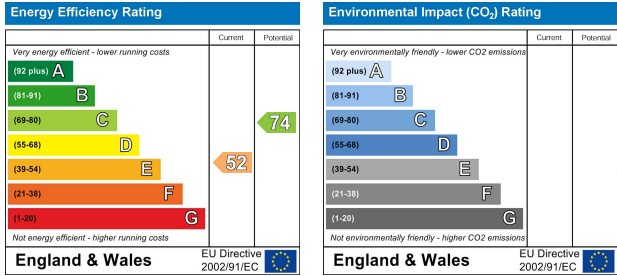
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>