Whittaker & Biggs Est. 1930
Rostons Group







47B Leek Road, Cheadle, Stoke-On-Trent, ST10 1JJ

Offers In The Region Of £425,000

- Selling with NO CHAIN!
- Detached garage ideal for secure parking, storage or workshop use
- Impressive entrance hallway featuring attractive parquet flooring
- Pleasant views to the frontage, enhancing the property's attractive setting
- Detached bungalow offering spacious and versatile accommodation throughout
- Four well-proportioned bedrooms, perfect for families or those seeking additional space
- Excellent opportunity to add value and personalise through cosmetic improvements
- Private driveway providing ample off-road parking
- Principal bedroom benefiting from a private en-suite shower room
- Solid wood fitted kitchen complemented by a separate utility room

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this detached bungalow presenting an excellent opportunity for those seeking a spacious family home. With no onward chain, you can move in with ease and begin to enjoy all that this property has to offer.

The bungalow boasts four well-proportioned bedrooms, with the principal bedroom featuring the added luxury of a private en-suite shower room. This thoughtful layout ensures comfort and privacy for all family members. The two reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in.

As you enter, you are greeted by an impressive entrance hallway adorned with attractive parquet flooring, setting a welcoming tone for the rest of the home. The property also includes two bathrooms, catering to the needs of a busy household.

4 2 2 D

Council Tax Band: E





Location
Situated in the popular market town of Cheadle, 47B Leek Road enjoys a highly convenient position with easy access to local shops, supermarkets, cafés and schools, whilst being surrounded by the stunning countryside of the Staffordshire Moorlands. The location provides excellent commuter links via the A50 and is ideally placed for exploring the Peak District, Churnet Valley and nearby beauty spots. Combining everyday convenience with a semi-rural lifestyle, Cheadle remains a sought-after destination for families, professionals and retirees alike.

Porch
8'3" x 5'8"
UPVC double glazed door with two side lights to the frontage, UPVC double glazed window to the side aspect, tiled floor.

Hallway
15'10" x 7'2"
Wood glazed door sidelight windows to the frontage, parquet flooring, radiator, loft hatch, airing cupboard housing the hot water tank.

Sitting Room
18'2" x 12'11"
UPVC double glazed window to the frontage, two UPVC double glazed windows to the side aspect, gas fire, marble hearth and surround, wood mantel, two radiators.

Dining Room
11'10" x 10'7"
UPVC double glazed window to the frontage, radiator.

Kitchen
9'7" x 9'6"
UPVC double glazed window to the frontage, solid wood units to the base and eye level, four ring Range Master Leisure gas hob, Bosch electric fan assisted oven, integral fridge freezer, Bosch dishwasher, composite sink and a half with drainer, brass mixer tap, radiator.

Bathroom
9'1" x 7'11"
UPVC double glazed window to the rear, panel bath, brass mixer taps, handheld shower attachment, pedestal wash hand basin, chrome taps, low-level WC, radiator, extractor fan.

Bedroom One
14'2" x 11'0"
UPVC double glazed window to the side aspect, radiator.

En-suite
7'10" x 4'10"
UPVC double glazed window to the side aspect, walk-in shower enclosure, electric Mira shower, pedestal wash hand basin, chrome taps, low-level WC, part tiled, extractor fan.

Bedroom Two
14'8" x 11'10"
UPVC double glazed window to the frontage, radiator.

Bedroom Three
10'0" x 9'1"
UPVC double glazed window to the rear, radiator.

Bedroom Four
10'0" x 9'1"
UPVC double glazed window to the side aspect, radiator.

Utility
5'0" x 4'9"
UPVC double glazed window to the rear, ceramic butler sink, brass mixer tap, space and plumbing for a washing machine, space for a tumble dryer, gas-fired wall-mounted Glow Worm boiler.

Rear Porch
6'11" x 4'9" max measurement
UPVC double-glazed door to the rear, UPVC double-glazed door to the side aspect, UPVC double-glazed window to the side aspect.

Loft
Part boarded, light, accessed from the hall.

Externally
To the frontage tarmacadam driveway, area laid to lawn, fence and hedge boundary, mature trees and shrubs, gated access to the rear from both sides, detached garage.

To the rear, tiered garden, lawned area, trees and shrubs, acer trees, paved patio, glass greenhouse, timber shed, views beyond.

Detached Garage

16'9" x 15'11"

Brick construction, electric roller door, power and light, pedestrian door to the side aspect. Store room to the rear, 3.82 x 1.89m, UPVC double glazed window to the rear, fitted shelving.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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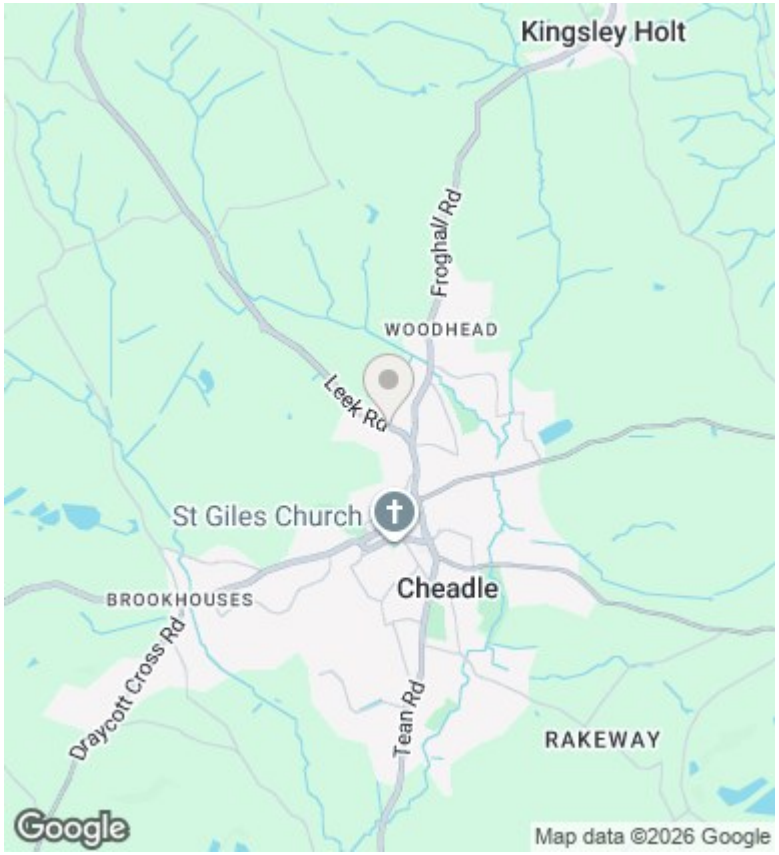


GROUND FLOOR
1749 sq.ft. (162.5 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

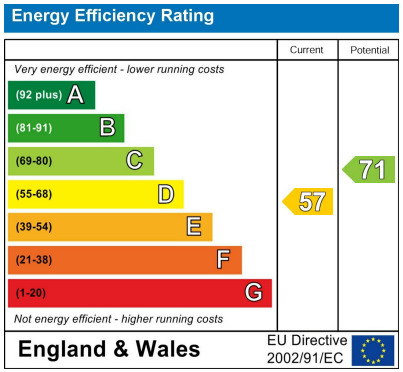


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