



## 17 Wall Lane Terrace, Cheddleton, Leek, ST13 7ED

Offers In The Region Of £315,000

- Selling with NO CHAIN!
- Two reception rooms
- Gas central heating
- Semi detached property
- Fully enclosed gardens to the front and rear
- Popular residential area
- Three double bedrooms
- Detached garage and private driveway to the rear
- Views to the front and rear

# 17 Wall Lane Terrace, Leek ST13 7ED

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful semi-detached house on Wall Lane Terrace. Built in 1926, this property boasts three well-proportioned bedrooms and a spacious bathroom, making it an ideal family home.

As you enter, you are welcomed by two inviting reception rooms, both featuring log burners that create a warm and cosy atmosphere, perfect for those chilly evenings. The layout is practical and flows seamlessly, providing ample space for relaxation and entertaining.

The property is set on a generous plot with fully enclosed gardens to both the front and rear, offering a safe haven for children and pets to play. The gardens are complemented by stunning views of the neighbouring countryside, allowing you to enjoy the beauty of nature right from your home.



Council Tax Band: C



## Ground Floor

### Hallway

12'11" x 12'6" max measurement

Composite double glazed door with side light window to the side aspect, stairs to the first floor, radiator, understairs storage cupboard, wood glazed window to the rear, WC off.

### Sitting Room

12'7" x 11'1"

UPVC double glazed window to the frontage, radiator, log burner, slate hearth, wood mantel.

### Dining Room

14'6" x 11'6"

UPVC double glazed French doors to the frontage, log burner, slate hearth, wood mantle, radiator.

### Kitchen

11'10" x 9'0"

Wood glazed door to the rear, two wood glazed windows to the rear, units to the base and eye level, Hotpoint gas hob, extractor hood, Hotpoint electric fan assisted oven and separate grill, stainless steel sink and a half with drainer, chrome mixer tap, built in larder cupboard, space for a freestanding fridge freezer, tiled floor, radiator.

### Conservatory

11'5" x 7'4"

UPVC construction, glass roof, door to the side aspect.

## WC

5'2" x 4'6"

Wood glazed window to the rear, wall mounted wash hand basin, chrome mixer tap, low level WC, radiator.

## First Floor

### Landing

12'6" x 6'4"

Wood glazed window to the side aspect, loft hatch.

### Bathroom

12'6" x 5'4"

Wood double glazed window to the rear, P-shaped bath, chrome mixer tap, shower over, chrome fittings, glass shower panel, wall mounted wash and basin, chrome mixer tap, low level WC, chrome ladder radiator, built in storage cupboard housing the Worcester combi boiler, inset ceiling spotlights, fully tiled.

### Bedroom One

14'7" x 11'6"

UPVC double glazed window to the frontage, ornamental cast iron fireplace, radiator.

### Bedroom Two

12'7" x 11'3"

UPVC double glazed window to the frontage, fitted wardrobes, radiator.

### Bedroom Three

11'5" x 9'3"

Wood glazed window to the rear, ornamental cast iron fireplace, radiator.

### Externally

To the frontage, shared pathway, fully enclosed garden, paved patio, area laid to lawn, fence and hedge boundary, glass greenhouse, timber chicken coop (can be reinstated to a shed), gated access to the rear, paved driveway, views over the neighbouring countryside.

To the rear, fully enclosed, area laid to lawn, timber shed, garage, paved driveway, fence boundary, over the neighbouring countryside.

### Garage

Detached, wood double doors, power and light.

### AML REGULATIONS

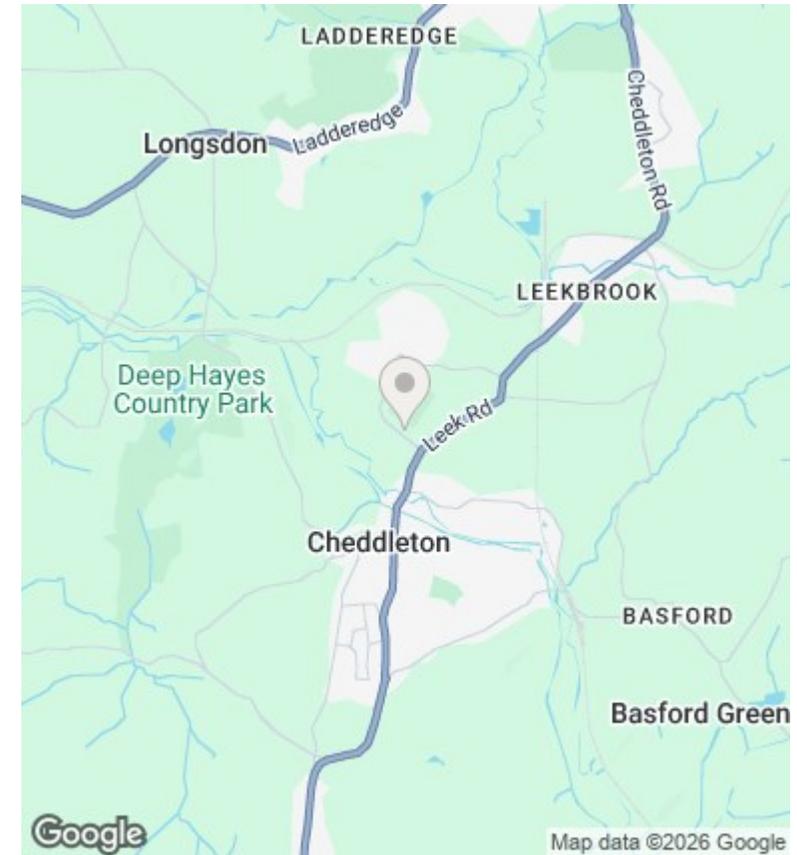
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	