DENISE WHITE
BESPOKE ESTATE AGENT









28 Boucher Road, ST13 7JH

Asking price £220,000

"A home with views to inspire and potential to transform — the perfect opportunity to create your dream home in a peaceful village setting."

Perfectly suited to growing families or those looking to downsize without compromise, this is a rare opportunity to secure a home in a desirable village location. With stunning views and huge potential, this three-bedroom link-detached is a prime opportunity to craft a dream home is a quiet cul-de-sac location.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
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Denise White Estate Agents Comments



Situated on the outskirts of a sought-after residential area in the village of Cheddleton, this three-bedroom link-detached property enjoys an enviable elevated position within a quiet cul-de-sac. Offering beautiful panoramic views across the village and open countryside beyond, this well-maintained home presents a fantastic opportunity for those looking to modernise and create a long-term family residence.

To the front, a private driveway provides access to an integral garage set above, complemented by a neat lawned garden with mature hydrangeas and well-planted borders.

Internally, the property opens into a spacious and welcoming entrance hall leading through to a generously sized living room with a large window to the front aspect, allowing plenty of natural light to flood the space. To the rear, a kitchen diner spans the full width of the house and enjoys dual windows overlooking the enclosed garden. The kitchen is fitted with neutral shaker-style cabinetry and offers ample space for family dining and entertaining.

Upstairs, the accommodation comprises three bedrooms – two comfortable doubles and a single – along with a bathroom that has been converted into a wet room.

The rear garden is a real highlight, with a tiered layout. A stone-paved patio area offers a lovely space to sit out and unwind, while steps lead to a raised lawn with mature shrubs and established planting, creating a private and peaceful outdoor retreat.

While the property would benefit from internal modernisation, it has been well cared for and presents a superb canvas for buyers looking to personalise their next home.

Location

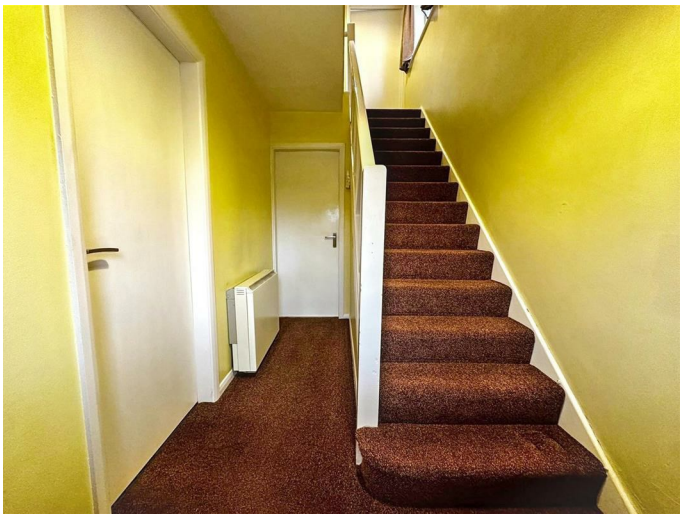
Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way

Entrance Hall



Fitted carpet. uPVC double glazed door to the front aspect. Stairs to the first floor accommodation. Wall mounted storage heater. Ceiling light.

Living Room

10'8" x 11'6" (3.26 x 3.52)



Fitted carpet. Wall mounted storage heater. uPVC double glazed window to the front aspect. Gas fire. Ceiling light. Access into: –

Kitchen Diner

17'10" x 9'11" (5.46 x 3.03)





Partially fitted carpet. A range of shaker style wall and base units with laminate worksurfaces above. Space for gas cooker. Two UPVC double glazed windows to the rear aspect. Door to the side aspect. Two ceiling lights.

First Floor Landing

Fitted carpet. Obscured UPVC double glazed window to the side aspect. Storage cupboard housing immersion heater. Ceiling light.

Bedroom One

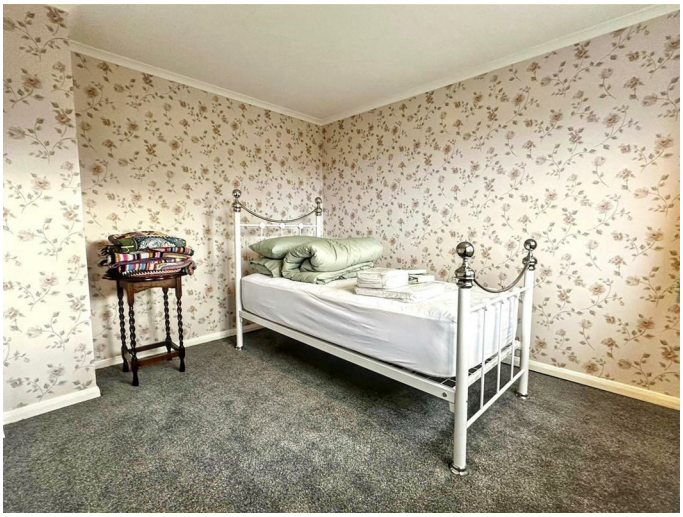
11'0" x 10'4" (3.36 x 3.17)



Fitted carpet. Wall mounted electric storage heaters. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

9'6" x 10'6" (2.91 x 3.21)



Fitted carpet. Wall mounted storage heater. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Three

6'7" x 5'9" (2.01 x 1.76)



Fitted carpet. uPVC double glazed window to the side aspect. Ceiling light.

Wet Room

8'1" x 5'5" (2.48 x 1.66)



Lino flooring. Two obscured uPVC double glazed windows to the side and rear aspect. Wall mounted wash and basin. Low-level WC. Electric shower. Extractor fan. Ceiling light.

Outside





To the front of the property is a paved driveway providing off road parking which leads to a single garage with double doors to the front aspect. A well presented front lawn is bordered by perennials such as a beautiful hydrangea. To the rear of the property is an enclosed tiered garden with an initial paved patio area surrounded by mature shrubs. Steps lead to a lawned garden which is surrounded by well maintained shrubs and hedges.

Garage

8'0" x 15'11" (2.46 x 4.86)

Double doors to the front aspect. Power and lighting. Door to the rear aspect. Window to the rear aspect.

Agents Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C
No Upward Chain Involved

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing

knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

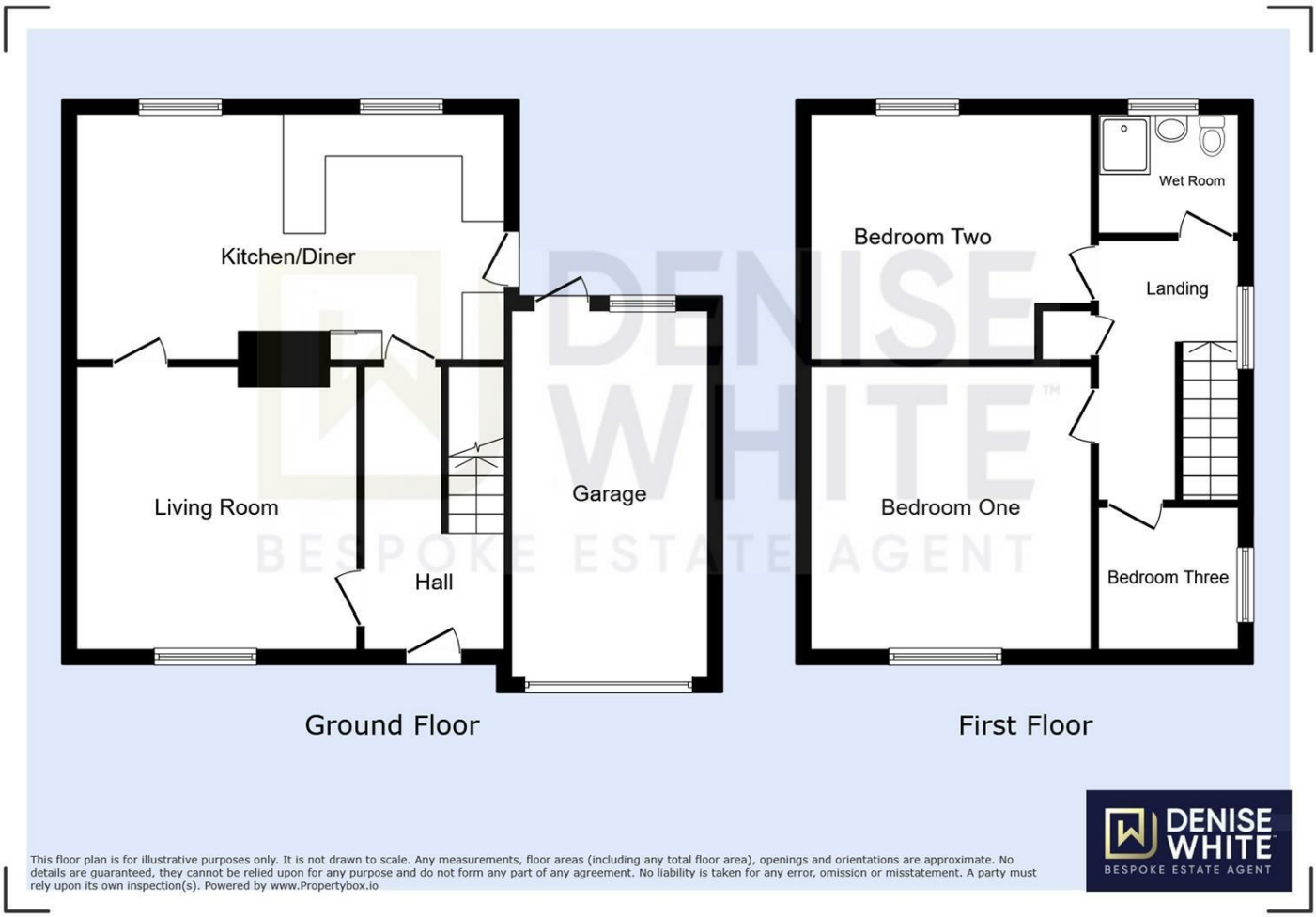
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

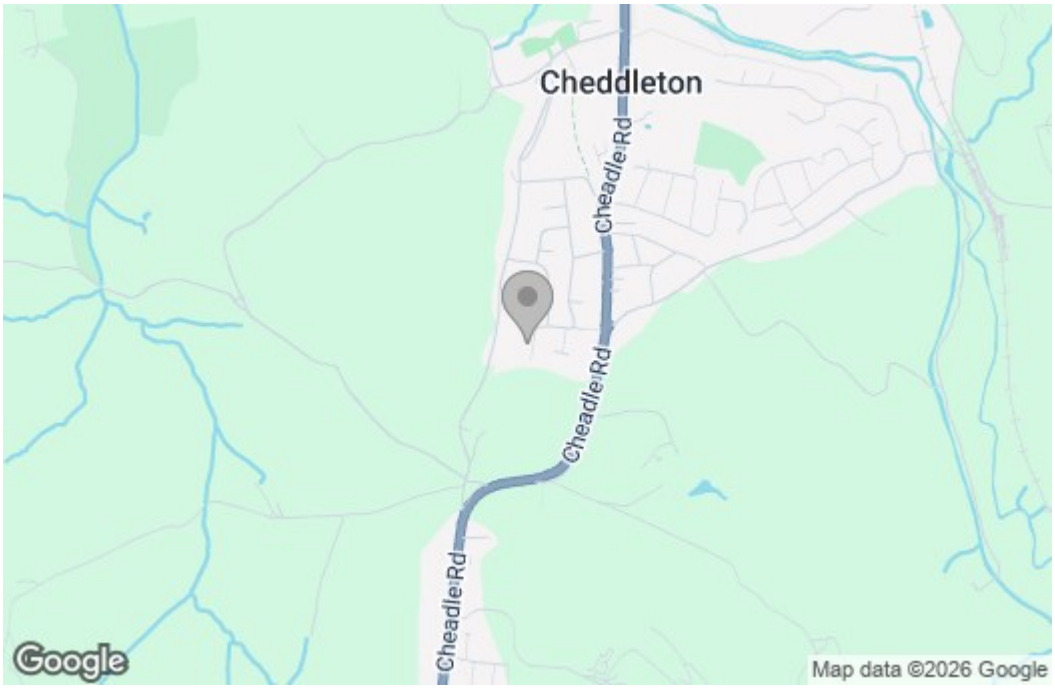
Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

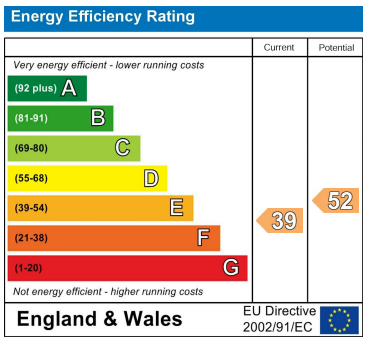
Floor Plan

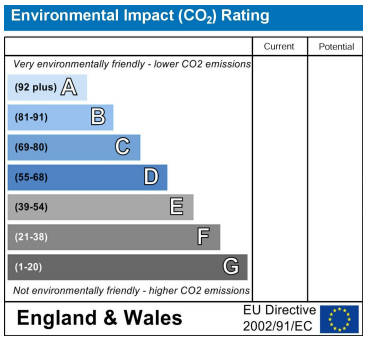


Area Map



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.

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