



53 Churchill Avenue, Cheddleton, Leek, ST13 7EJ

Offers In Excess Of £185,000

- Two bedroom semi detached home
- Ideal first time buy or buy to let investment
- Driveway to the front and side
- Carport
- Garden to the front and rear
- Rural views to the rear
- First floor bathroom
- Conservatory to the rear
- NO CHAIN

53 Churchill Avenue, Leek ST13 7EJ

Nestled on Churchill Avenue in the charming village of Cheddleton, Staffordshire, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or savvy investors looking to expand their portfolio.

Upon entering, you are greeted by a spacious living room, complete with a feature fireplace that adds character and warmth to the space. The well-appointed kitchen leads to a conservatory room at the rear, currently serving as a dining area, which offers a lovely view of the garden and enhances the sense of space and light.

The first floor features two generously sized bedrooms, perfect for restful nights. The bathroom is conveniently located on this level, ensuring ease of access for all residents.



Council Tax Band: B



Entrance Hallway

UPVC double glazed door to the side.

Kitchen

10'6" x 9'11"

Radiator, range of fitted units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, space and plumbing for a washing machine, four ring gas hob, extractor, electric fan-assisted oven.

Conservatory

7'8" x 7'3"

UPVC double-glazed windows to the sides and rear, UPVC double-glazed patio doors to the side.

Living Room

17'3" x 10'7"

Radiator, UPVC double glazed window to the front, electric feature fireplace, granite style hearth and surround, wood mantel, stairs to the first floor.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard housing the gas fired boiler, loft access.

Bedroom One

10'7" x 10'0"

Radiator, UPVC double glazed window to the rear.

Bedroom Two

10'7" x 6'2"

Radiator, UPVC double glazed window to the front.

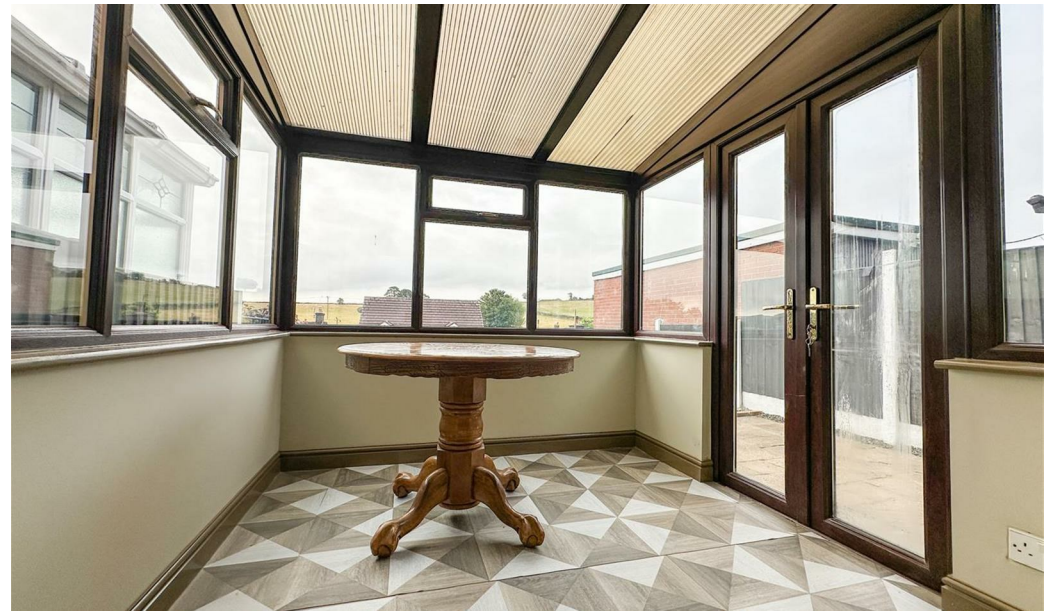
Bathroom

5'5" x 5'1"

Panel bath, chrome mixer tap, shower attachment, shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, tiled, extractor.

Externally

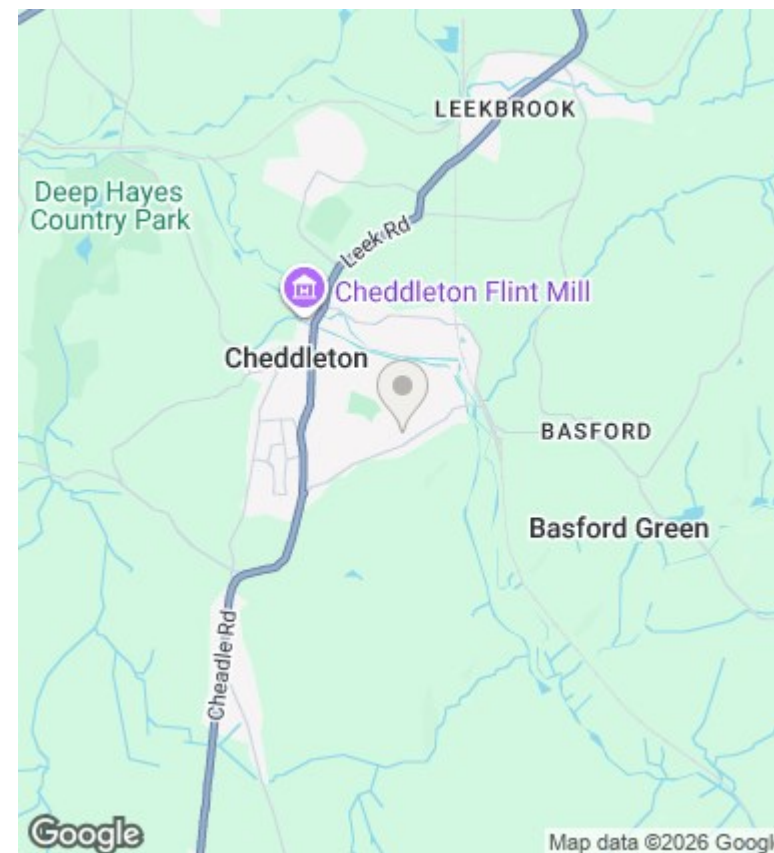
To the front, paved driveway, area laid to lawn, hedged boundary, continuation of the paved driveway to the side with a carport, fence boundary, gated access to the rear garden. Rear garden is laid to patio, fenced boundary, area laid to lawn, raised border, concrete base.







While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Floorplan Creator



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		