



7 Dalehouse Road, Leek, ST13 7JL

Asking price £200,000

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

"A house is just a building until you make it your own."

A two-bedroom detached bungalow in a popular semi-rural village setting, offering spacious accommodation and an excellent opportunity to create a home in your own style. With ample off-road parking, a single garage, private low-maintenance gardens and beautiful views towards the Roaches, this is an ideal property for those looking for plenty of potential in a peaceful countryside setting.

Denise White Estate Agents Comments

Situated in a popular village location with open fields and attractive countryside close by, this two-bedroom detached bungalow offers an exciting opportunity for those looking for a home they can modernise and make their own. With well-proportioned accommodation, ample off-road parking, a private rear garden and beautiful views towards the Roaches, the property combines a peaceful semi-rural setting with plenty of potential.

The property is approached via a generous frontage providing off-road parking for multiple vehicles, together with access to a single garage.

Internally, the accommodation requires modernisation throughout but offers a spacious and practical layout. To the front of the property are two well-proportioned double bedrooms, both served by a shower room. To the rear is a large lounge diner, providing a comfortable and versatile living space while taking full advantage of the property's attractive outlook. The separate kitchen also enjoys views towards the Roaches and provides access to the side of the property.

The rear garden is particularly private and designed with ease of maintenance in mind, being predominantly paved and arranged over two tiers. Well-established borders add greenery and character.

Just a stone's throw from Ostlers Lane, the property is ideally placed for those who enjoy having open countryside and rural walks close to home. The combination of a detached bungalow, generous parking, private gardens and stunning views makes this an appealing opportunity for buyers seeking a property with scope to update and create their ideal 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.

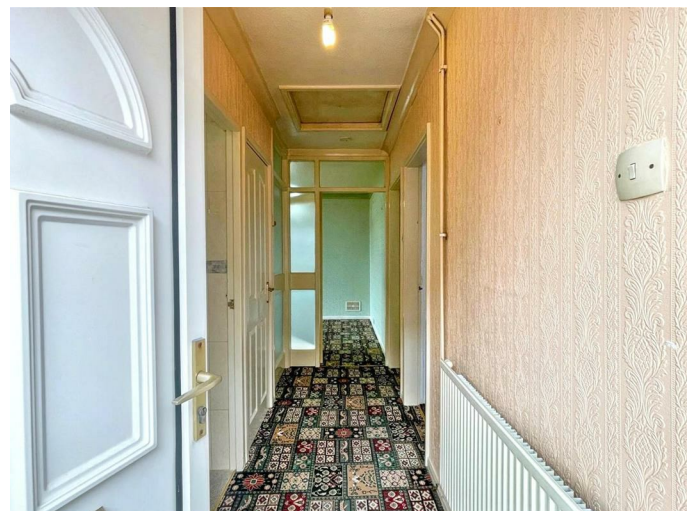
Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church 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, a bowls 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, a 10-mile walking trail that follows the River Churnet through the Staffordshire Moorlands.

Entrance Hall

12'5" x 3'8" (3.80 x 1.12)



Fitted carpet. uPVC door to the side aspect. Wall mounted radiator. Cloak room. Ceiling light. Coving. Loft access.

Shower Room

6'4" x 5'10" (1.94 x 1.78)



Vinyl flooring. Fitted with a suite comprising of low-level WC, pedestal wash hand basin, walk-in shower with electric shower, and ladder style towel rail. Airing cupboard housing combination boiler. UPVC obscured double glazed window to the side aspect. Ceiling light.

Bedroom Two

8'6" x 9'8" (2.61 x 2.95)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom One

11'10" x 9'7" (3.62 x 2.94)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Lounge Diner

18'9" x 11'10" (5.72 x 3.61)



Fitted carpet. Two wall mounted radiators. Electric fire. UPVC double glazed floor to ceiling windows to the rear aspect incorporating UPVC door. Coving. Two ceiling lights.

Kitchen

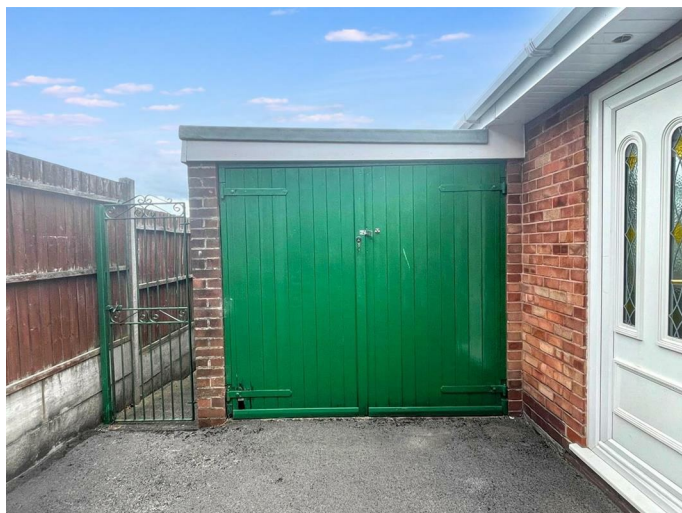
8'6" x 7'9" (2.60 x 2.38)



Vinyl flooring. Fitted with a range of wall and base units with laminate worktops above. Integrated sink and drainer unit with mixer tap above. Space for cooker. UPVC double glazed door to the side aspect. UPVC double glazed window to the rear aspect. Ceiling light.

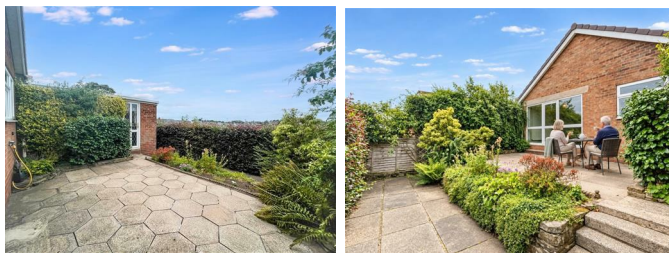
Garage

8'2" x 15'8" (2.50 x 4.79)



Concrete flooring. Wooden window to the rear aspect. UPVC double door to the side aspect. Power and lighting. Double doors to the front aspect.

Outside



Externally, the property benefits from ample off-road parking to the front for multiple vehicles, together with access to a single garage. The private rear garden is predominantly paved for low-maintenance living and is arranged over two tiers, with well-established borders creating a pleasant and secluded outdoor space. Beautiful views towards the Roaches can be enjoyed from the garden, while open fields and countryside are just a short distance away.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.

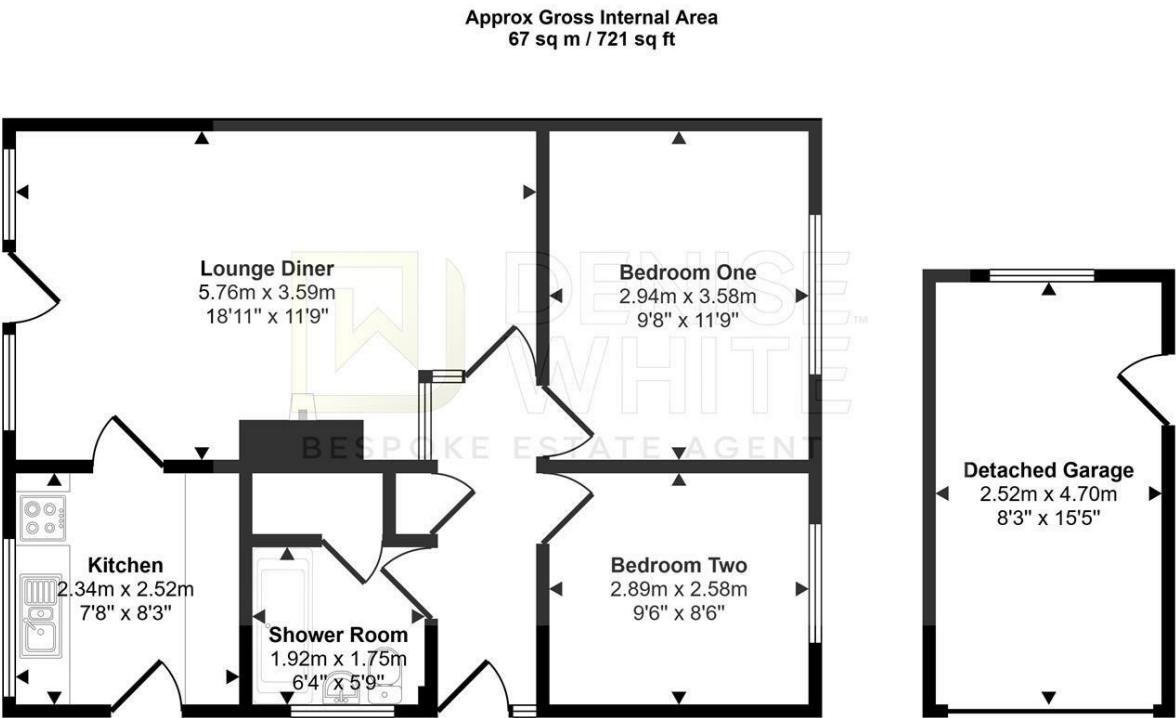
Anti-Money Laundering & ID Checks

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.

Do You Need 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.

Floor Plan



Floorplan
Approx 55 sq m / 593 sq ft

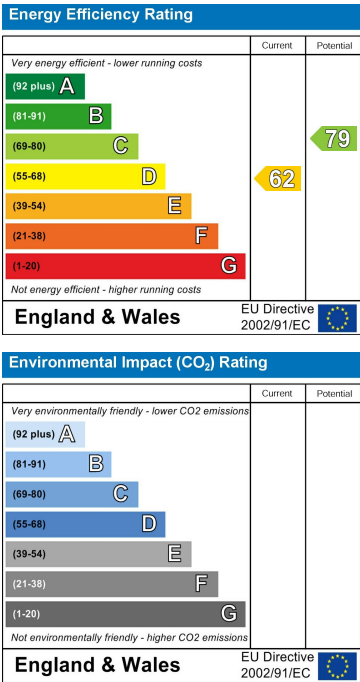
Garage
Approx 12 sq m / 127 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.