



Glenmore Cheddleton Road, Leek, ST13 5RB

Offers In The Region Of £465,000

- Offered for sale with no onward chain
- Detached double garage offering excellent storage or workshop space
- Spacious breakfast kitchen and two bathrooms for convenience
- Enjoying a prime position directly opposite Leek golf course
- Substantial four-bedroom detached property set within a generous plot
- South-east facing rear garden with timber summerhouse
- Fantastic opportunity to update and add value
- Large driveway providing ample off-road parking
- Two well-proportioned reception rooms ideal for family living and entertaining
- Situated in a sought-after location close to local amenities

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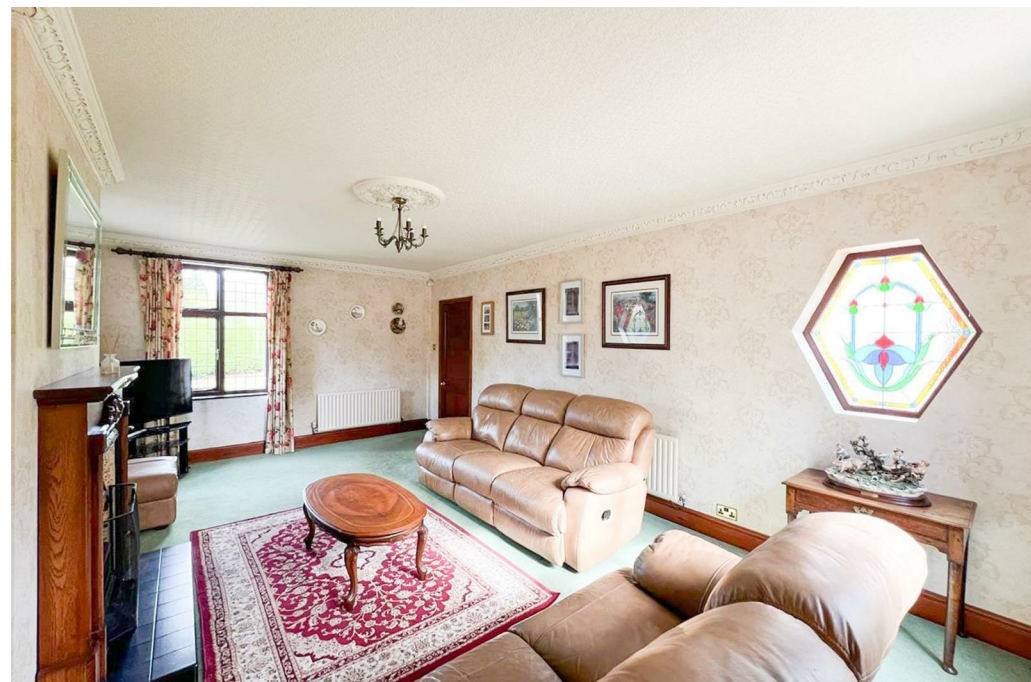
Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this substantial four-bedroom detached house. Offered for sale with no onward chain, this property is set within a generous plot, providing ample space for both indoor and outdoor living.

As you approach the home, you will be greeted by a large driveway that offers plenty of off-road parking, complemented by a detached double garage that serves as excellent storage or a workshop space for those with hobbies or projects in mind. The south-east facing rear garden is a delightful feature, complete with a timber summerhouse, perfect for enjoying sunny afternoons or entertaining guests.

Inside, the property boasts a spacious breakfast kitchen, ideal for family meals and gatherings. The two well-proportioned reception rooms provide versatile spaces for relaxation and entertaining, ensuring that there is room for everyone to enjoy. With two bathrooms, convenience is at the forefront of this home's



Council Tax Band: F



Ground Floor

Entrance

7'4" x 3'1"

Wood door with transom window to the frontage, tiled floor, WC off.

Hallway

9'3" x 6'11"

Stairs to the first floor, radiator.

Sitting Room

21'10" x 12'11"

Wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed stained glass window to the right and left side aspects, cast iron open fire, tiled hearth and surround, wood mantle, two radiators.

Dining Room

18'6" x 11'10" max measurement

Wood double glazed window to the frontage, ornamental fireplace, marble hearth and surround, wood mantel radiator.

Breakfast Kitchen

16'11" x 9'10"

Wood double glazed window to the rear, wood double glazed window to the side aspect, units to the base and eye level, Stoves four ring gas hob, Neff extractor hood, Stoves electric oven, integral Neff microwave oven, stainless steel sink and drainer, chrome mixer tap, integral Indesit slimline dishwasher, integral fridge freezer, space for table and chairs, radiator, under stairs storage cupboard / utility with space and plumbing for a washing machine.

WC

7'1" x 4'7"

Wood double glazed window to the side, pedestal wash hand basin, brass taps, low level WC, radiator.

First Floor

Landing

Wood double glazed window to the rear, radiator.

Bedroom One

16'0" x 12'11"

Wood double glazed window to the frontage, wood double glazed window to the rear, two wood double glazed windows to the side aspect, built in storage cupboard, radiator.

En-suite

7'10" x 4'9"

Wood double glazed window to the rear, walk-in shower enclosure, brass fittings, pedestal wash hand basin, brass taps, low level WC, shaver point, extractor fan, spotlights, radiator.

Bedroom Two

11'11" x 10'9"

Wood double glazed window to the frontage, radiator, built in storage cupboard.

Bedroom Three

13'1" x 9'0"

Wood double glazed window to the frontage, wood double glazed window to the side aspect, radiator.

Bedroom Four

9'11" x 7'0"

Two wood double glazed windows to the side aspect, fitted wardrobes, radiator, enclosed gas fire Vaillant boiler, loft hatch.

Bathroom

9'5" x 6'0"

Two wood double glazed windows to the rear, enamel bath, brass telephone style mixer tap and hand held shower attachment, pedestal wash hand basin, brass taps, low level WC.

Externally

To the frontage, tarmac driveway, area laid to lawn, gravelled area, well stocked borders, hedge and fence boundary, access to the rear garden.

To the rear block, paved patio, area laid to lawn, hedge boundary, well stocked borders, summerhouse, WC, coal store, pedestrian access to the garage.

Summer House

9'6" x 7'6"

Timber construction, power and light.

Double Garage

24'5" x 20'3"

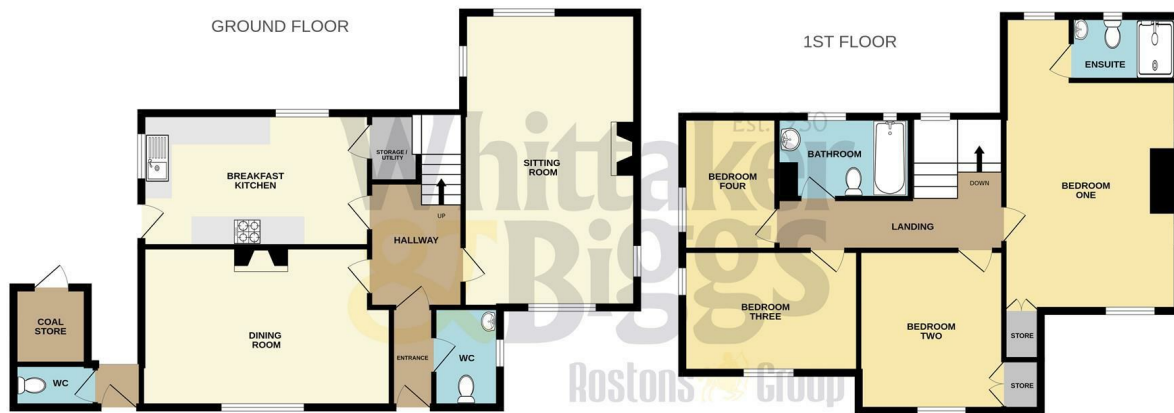
Detached, electric roller door, power and light.

AML REGULATIONS

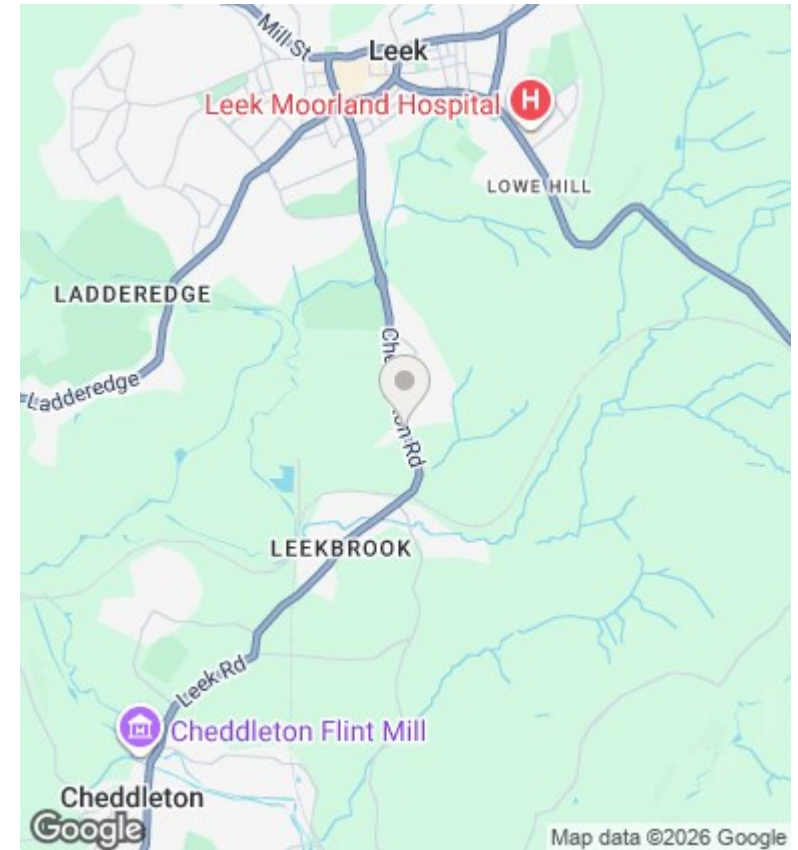
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	