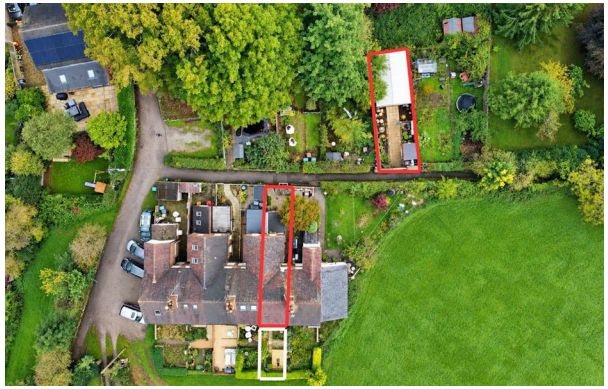
Whittaker & Biggs Est. 1930
Rostons Group



# 5 Fold Terrace, Cheddleton, Leek, ST13 7HR

## Offers In The Region Of £265,000

- Recently renovated mid-terraced cottage, beautifully presented throughout with a tasteful blend of character and contemporary styling.
- Two reception rooms, comprising a cosy sitting room and a separate dining room, providing flexible living and entertaining space.
- Two well-proportioned bedrooms, offering comfortable accommodation ideal for a range of purchasers.
- Stunning first-floor bathroom featuring a freestanding bath, separate steam shower and WC, creating a luxurious spa-like retreat.
- Additional ground floor WC, providing added convenience for residents and guests.
- Well-appointed kitchen fitted with a striking Ferre range oven and ample storage and worktop space.

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# 5 Fold Terrace, Leek ST13 7HR

Whittaker & Biggs are delighted to present this beautifully renovated mid-terraced cottage, offering deceptively spacious accommodation, stunning outdoor spaces and a versatile outbuilding, all situated within a highly sought-after location.

The property has been thoughtfully updated throughout to create a stylish and welcoming home that seamlessly blends character and modern convenience. Upon entering, you are greeted by two well-proportioned reception rooms, providing flexible living and dining space ideal for both everyday family life and entertaining guests.

The well-appointed kitchen is fitted with a striking Ferre range oven and benefits from ample worktop and storage space, whilst a separate utility room adds practicality and helps keep household chores neatly tucked away. A convenient ground floor WC completes the accommodation on this level.

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Council Tax Band: B

## Location

Fold Terrace offers countryside charm and everyday convenience. Surrounded by beautiful Staffordshire Moorlands scenery, the village is well known for its welcoming community atmosphere, picturesque canal walks and access to the Churnet Valley, making it ideal for those who enjoy outdoor pursuits and a quieter pace of life.

Cheddleton benefits from a range of local amenities including shops, pubs, schools and a railway station on the heritage Churnet Valley Railway, while the nearby market town of Leek provides a wider selection of independent retailers, supermarkets, restaurants and leisure facilities. Excellent road links also make commuting to Stoke-on-Trent and surrounding areas straightforward.

Residents can enjoy scenic walks along the Caldon Canal, nearby woodland trails and easy access to the Peak District National Park, offering endless opportunities for walking, cycling and exploring the countryside. Combining village living with excellent local amenities and stunning surroundings, 5 Fold Terrace is a wonderful place to call home.

## Ground Floor

### Sitting Room

11'5" x 10'6"

Composite double glazed stable door to the frontage, UPVC double glazed bay window to the frontage, open fire, exposed brick surround, tiled hearth, wood lintel, ceiling beams, stairs to the first floor, tiled floor, vertical column radiator.

### Dining Room

11'11" x 8'8"

UPVC double glazed window to the rear, open fire, exposed brick surround, tiled hearth, wood lintel.

### Kitchen

13'10" x 7'4"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, solid wood work top, Ferre range cooker, extractor hood, composite sink and a half with drainer, chrome mixer tap, space and plumbing for a dishwasher, space for an undercounter fridge, space for an undercounter freezer, tiled floor, inset ceiling spotlights, feature pendant lighting.

### Utility

5'11" x 5'10"

UPVC double glazed window to the side aspect, work surface, base units, space and plumbing for a washing machine, gas-fired wall-mounted Baxi combi boiler, inset ceiling spotlights, anthracite ladder radiator, tiled floor.

### WC

5'2" x 2'7"

Vintage style high-level WC, counter top wash hand basin, chrome mixer tap, anthracite vintage style radiator, fully tiled extractor fan.

## First Floor

### Landing

Loft hatch, feature pendant lighting.

### Bathroom

8'7" x 8'3"

UPVC double glazed window to the rear, freestanding double ended bath, floor mounted chrome mixer tap with handheld shower attachment, Vidalux quadrant steam shower enclosure, pedestal wash hand basin, chrome taps, chrome heated towel rail, over stairs storage cupboard, tiled floor.

### Bedroom One

11'11" x 10'5"

UPVC double glazed window to the frontage, vintage style radiator.

### Bedroom Two

10'5" x 7'4"

UPVC double glazed window to the rear, vintage style radiator.

### WC

4'8" x 2'4"

Low-level WC, wall-mounted wash hand basin, chrome mixer tap.

### Loft

Part boarded, light.

### Externally

To the rear, paved courtyard.

## Separate Garden
Double gated access, timber workshop, metal shed, fence boundary.

## Timber Outbuilding
Timber construction, fully insulated, galvanized steel insulated roof, hot and cold water, individual consumer board.
Workshop: 4.35 x 3.52 metres. Power, light, plumbing for a washing machine, wash hand basin,
Store Room: 3.45 x 2.14 metres. Power and light.
Office: 3.45 x 2.14 metres. Power and light.

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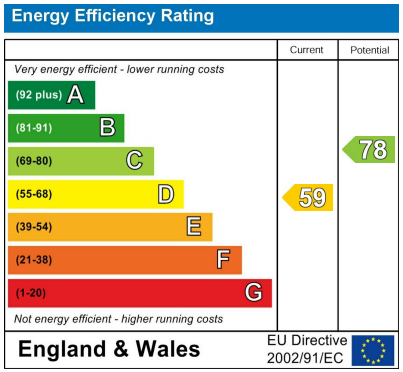
## Directions

## Viewings

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

## Council Tax Band

B

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