



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



12 Dalehouse Road  
Cheddleton, Leek, ST13 7JL

**Offers In The Region Of £195,000**



## 12 Dalehouse Road

Cheddleton, Leek, ST13 7JL

An excellent opportunity to acquire this spacious three bedroom semi detached family home situated in the sought after village of Cheddleton benefiting from far reaching views over The Roaches and surrounding countryside. This family home provides accommodation comprising kitchen, living room, three bedrooms and shower room, to the front aspect is a sizeable driveway with ample parking, garage and low maintenance rear gardens. Ideal for a 'First Time Buyer' or a 'Growing Family'. Internal viewing is HIGHLY recommended.



### Directions

From our Leek office take the A520 Cheddleton Road out of the town. Stay on this road for approximately 3 miles and turn right at the Churnet Valley Vets onto St. Hilda's Avenue. Turn right onto Hillside Road and left into St Edwards Road. Follow this road turning right at the extremity into Dalehouse Road where number 12 is situated on the left hand side identifiable by our For Sale board.





### Situation

This home is situated in the semi rural village of Cheddleton and provides far reaching views over towards The Roaches and the surrounding countryside. Cheddleton village offers many countryside walks, good first School, public houses, Vets and convenience store. Ideal for a family being within the catchment for the sought after Westwood schools.

### Entrance Hall

uPVC double glazed door to front, staircase off.

### Kitchen

8'8" x 6'4" (2.65 x 1.94)

Range of base cupboards and drawers with work surfaces, inset sink unit, matching wall cupboards, uPVC double glazed window to front, plumbing for washing machine, tiled walls, built in Hotpoint electric oven with four ring gas hob with extractor over.



### Living Room/Dining Room

15'1" x 15'1" max (4.61 x 4.61 max)

Pair of uPVC double glazed patio doors and window to rear garden, fireplace incorporating living flame gas fire, radiator, serving hatch to kitchen, under stairs store.

### First Floor Landing

With loft access. Built in Airing Cupboard housing British Gas boiler.

### Bedroom One

12'2" x 8'11" (3.73 x 2.72)

uPVC double glazed window to rear, radiator, built in bedroom furniture.



### Bedroom Two

9'8" x 9'0" (2.97 x 2.75)

uPVC double glazed window to front, radiator.



### Bedroom Three

9'3" x 6'0" (2.84 x 1.85)

uPVC double glazed window to rear, radiator.



### Shower Room

5'10" x 5'6" (1.80 x 1.68)

Double walk in shower with mixer shower fitment, wash hand basin and wc in vanity unit, fully tiled walls, heated towel rail, uPVC double glazed window to front.



### Outside

The property is approached over a tarmac driveway providing ample off road parking, with gated access to rear gardens



### Garage

17'10" x 8'3" (5.46 x 2.53)

Having up and over door, concrete floor, window to rear and pedestrian door to side, electric connected.

### Rear Gardens

Private and enclosed gardens at the rear laid to lawns with mature shrubs.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through the Agent.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Wayleaves & Easements

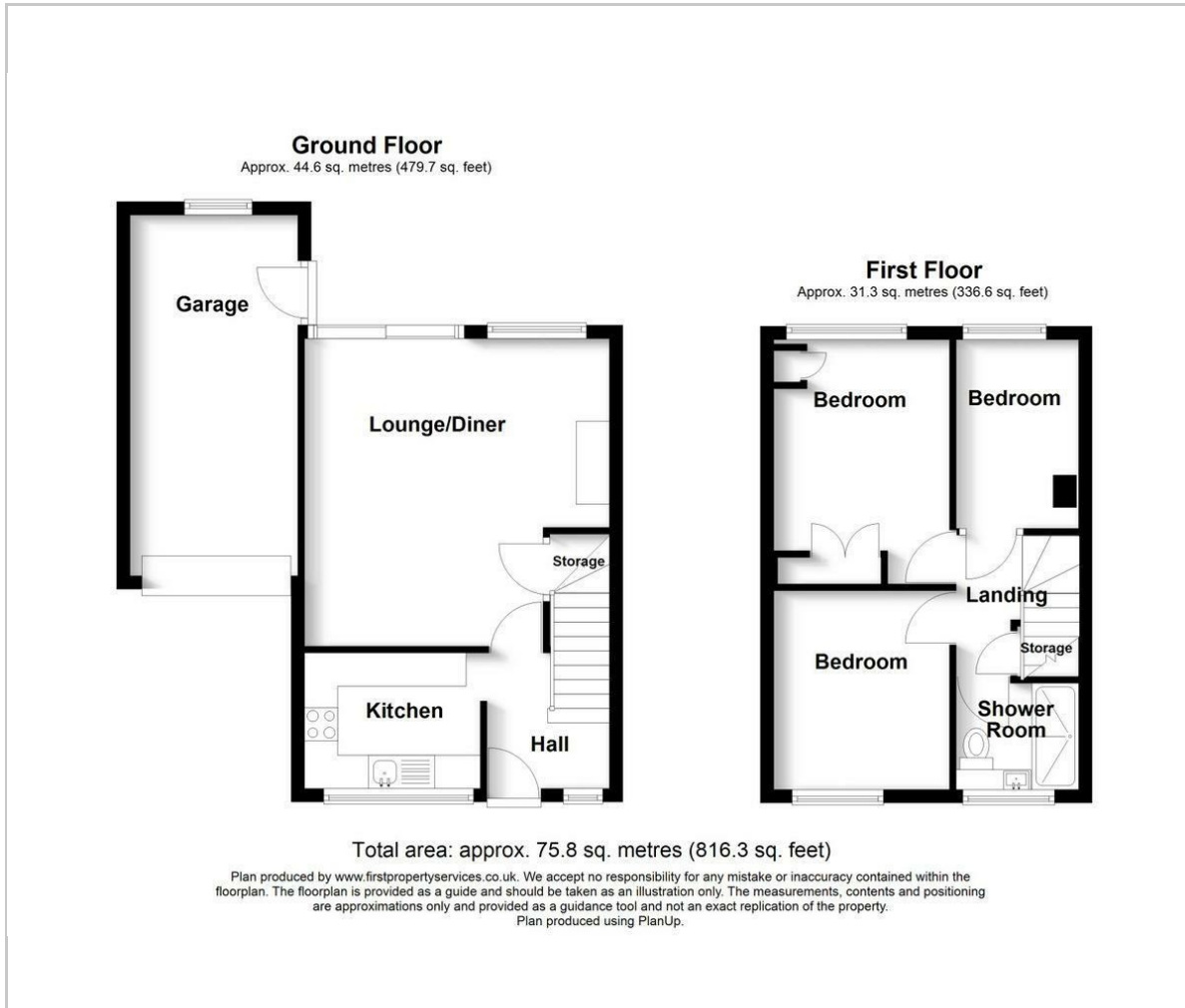
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

## Websites

[www.grahamwatkins.c](http://www.grahamwatkins.c)  
[www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.co](http://www.primelocation.co).



## Floor Plan

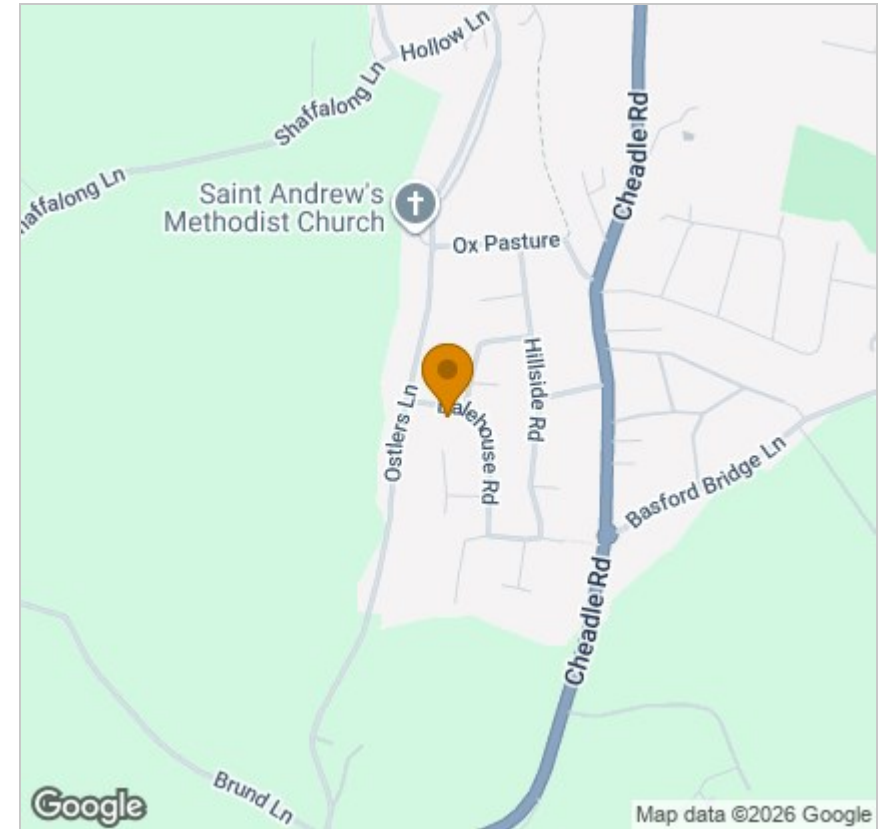


## Viewing

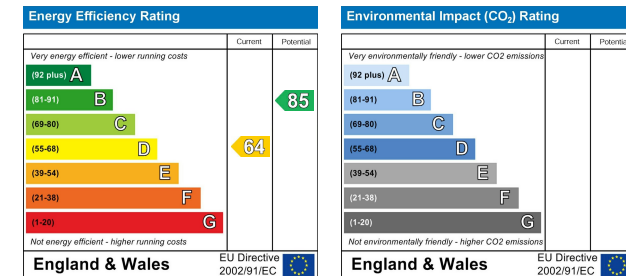
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.