



47 Cheadle Road, Staffordshire, ST13 7HN

Guide price £175,000

** GUIDE PRICE £175,000 to £200,000 **

"A charming home full of character, offering versatile space, a lovely garden and a place to truly make your own."

A charming three-bedroom end-terraced home occupying a versatile four-floor layout on Cheadle Road in Cheddleton. The property combines character and practicality, with a cosy lounge featuring a log-burning stove, separate dining room, well-presented kitchen and three bedrooms. Externally, there is a sizeable rear garden with patio and lawned areas, alongside the highly desirable benefit of off-road parking to the front.

Denise White Estate Agent Comments

Situated on Cheadle Road in the popular village of Cheddleton, this charming three-bedroom end-terraced property offers a surprisingly spacious and versatile arrangement across four floors, together with a sizeable rear garden and the particularly desirable benefit of off-road parking to the front.

A small entrance porch and hallway provide a welcoming introduction before leading into the lounge. This is a lovely, cosy reception room, with a log-burning stove providing an attractive focal point and creating a warm and homely atmosphere.

The lounge leads through to a separate dining room, which enjoys views over the rear garden and offers a versatile space for family dining, entertaining or simply relaxing. Stairs then descend from here to the kitchen, which is fitted with a modern range of units and benefits from direct access into the garden, making it particularly practical for day-to-day living.

Moving upstairs, the first floor provides two bedrooms. Bedroom two is well suited to accommodating a double bed, whilst bedroom three would make an ideal single bedroom, nursery or home office depending on the new owner's requirements. A family bathroom completes this floor, with a further staircase leading to the second floor.

The property's principal bedroom occupies the second floor, offering a good degree of privacy and featuring a skylight window which brings natural light into the space and adds to its character.

Outside, the rear garden is a real feature of the property. It's a sizeable space with a paved patio area immediately adjoining the house, leading onto a predominantly lawned garden beyond. There's plenty of room for outdoor seating, entertaining and enjoying the garden throughout the warmer months.

To the front, the property benefits from a small private driveway providing off-road parking – a major advantage and a particularly valuable feature for a home of this style.

Overall, this is a characterful and versatile home offering much more accommodation than may initially be expected, with four-floor living, a cosy log-burning stove, useful outdoor space and the added convenience of private off-road parking. It would make an appealing home for first-time buyers, couples, small families or anyone looking to settle within the popular Cheddleton area.

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 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.

Why We Love This Home

We love the combination of character, space and practicality this home has to offer. The four-floor layout provides versatile accommodation, whilst features such as the log-burning stove and separate dining room give the property a lovely homely feel. The sizeable rear garden is another real highlight, offering a great outdoor space to enjoy, while the off-road parking to the front is a fantastic added benefit and a real rarity for this type of property. We feel the home would make an excellent choice for a first-time buyer, couple or small family looking for a well-positioned home with plenty of potential to make their own.

Entrance Hall

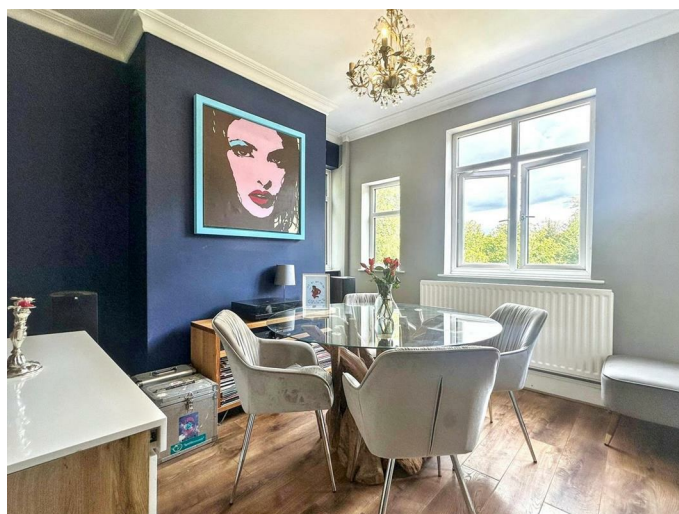
Lounge

12'2" x 11'1" (3.72 x 3.39)



Dining Room

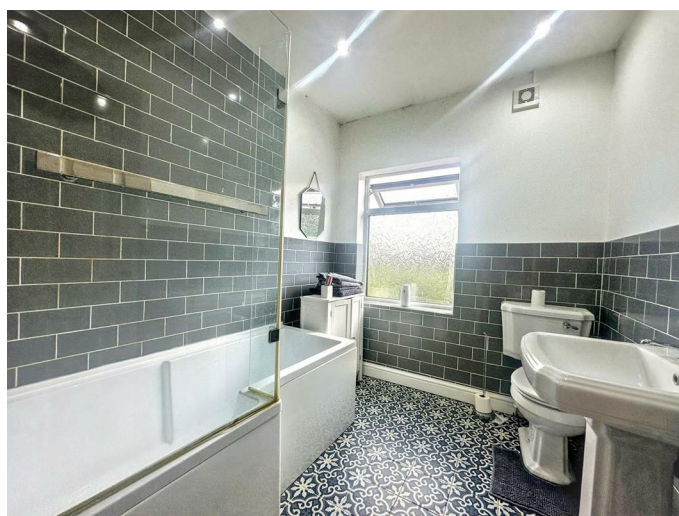
11'1" x 10'9" (3.40 x 3.29)



First floor landing

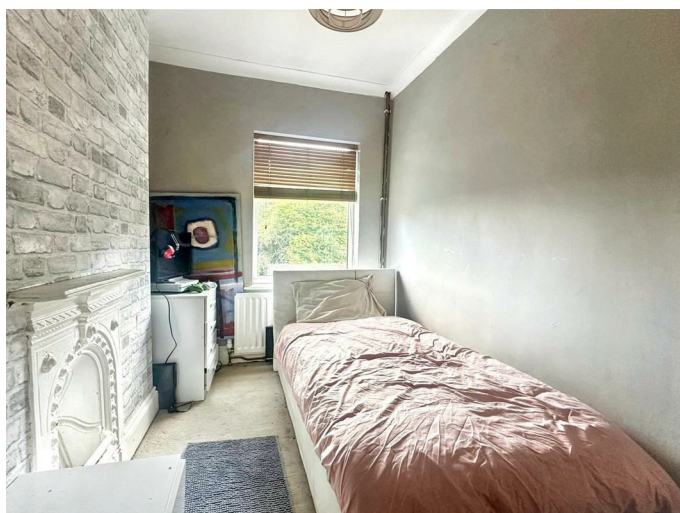
Bathroom

7'11" x 6'10" (2.43 x 2.09)



Bedroom Three

10'11" x 6'11" (3.34 x 2.11)



Bedroom One

12'9" x 11'11" (3.90 x 3.65)



Bedroom Two

12'2" x 7'10" (3.73 x 2.41)



Lower Ground floor

Kitchen

10'5" x 9'7" (3.18 x 2.93)



Second floor

Outside



Externally, the property offers an excellent combination of convenience and outdoor space. To the front is a small private driveway providing valuable off-road parking, whilst to the rear is a sizeable garden featuring a paved patio area adjoining the property and a predominantly lawned section beyond. The garden provides plenty of space for outdoor dining, entertaining and family use, with scope for the new owners to make the space their own.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

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

"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since

1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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.

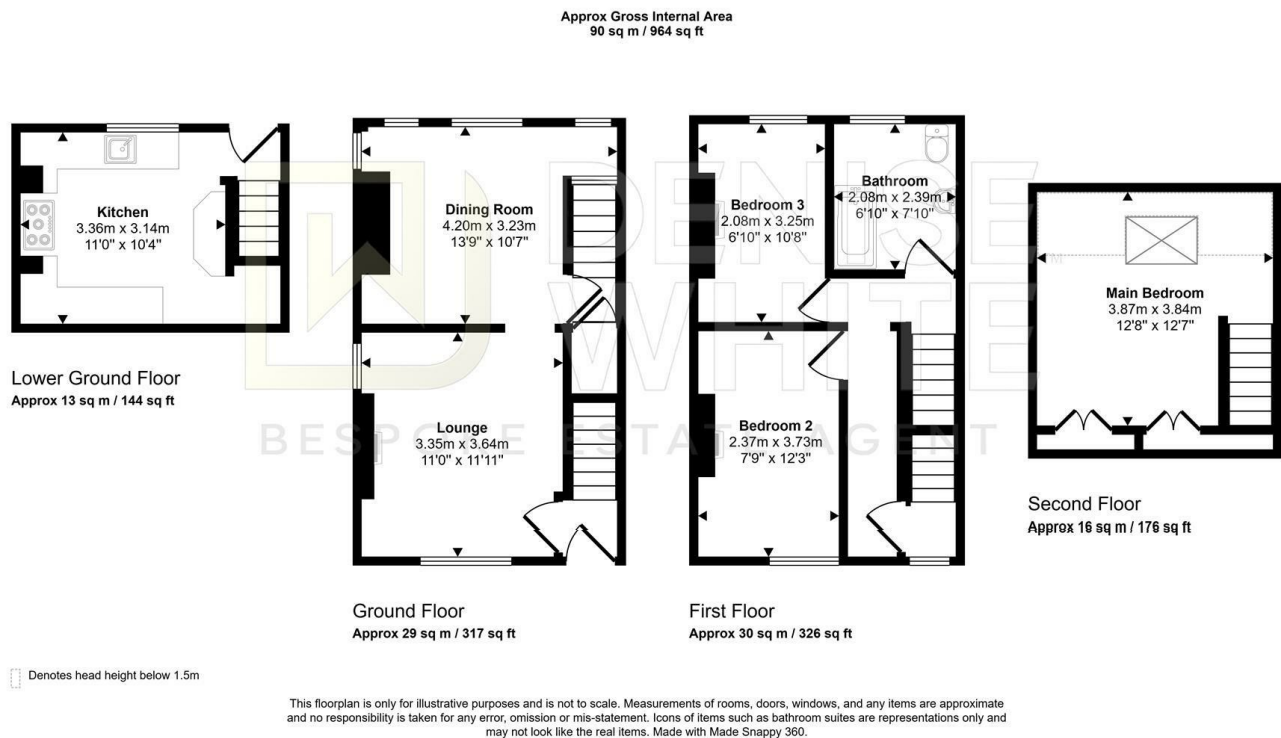
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer 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.

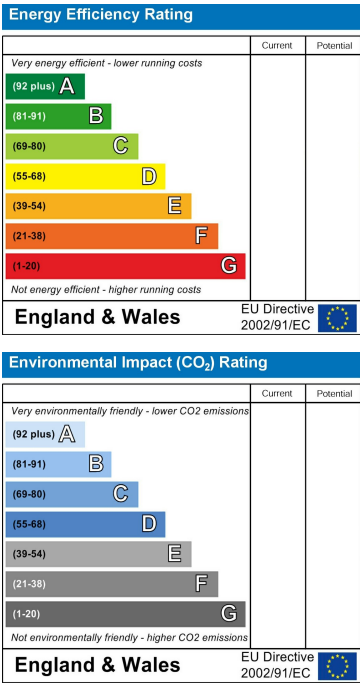
Floor Plan



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.