



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



55 Cheadle Road

Cheddleton, Leek, ST13 7HN

**Offers In The Region Of £185,000**



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## 55 Cheddle Road

Cheddleton, Leek, ST13 7HN

In the center of the sought after village of Cheddleton, this modern semi-detached house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for a growing family, couples, or individuals seeking a peaceful retreat in a vibrant community.

This home features two inviting reception rooms, the contemporary dining kitchen adds to the modern appeal, with a spacious utility off, ensuring that you can move in with ease and enjoy your new surroundings from day one.

One of the standout features of this property is the parking available to the rear, a valuable asset in this charming village. Cheddleton is well known for its friendly community and offers a range of local amenities, including schools, pubs, and shops, all within easy reach.

### Directions

From our Derby Street office take the A520 Cheddle Road out of the town. Continue into the village of Cheddleton and just after the Red Lion Pub, number 55 is situated on the left hand side identifiable by our 'For Sale' Board.

### Entrance to Ground Floor





**Reception Room**  
15'4" x 11'11" (4.69 x 3.65)  
Upvc double glazed door to front with picture window, built in store cupboards, laminate floor.



**Living Room**  
15'3" x 11'11" (4.67 x 3.64)  
Feature electric fire, three Upvc double glazed windows to two elevations, radiator, built in cupboard.



**Lower Ground Floor**  
**Dining Kitchen**  
15'3" x 11'6" (4.66 x 3.52)  
Excellent range of kitchen units comprising base and wall cupboards with work surfaces over, built in Beko electric oven with Indesit electric hob and extractor over, inset sink unit, feature wall mounted remote control electric fire, radiator, two Upvc double glazed windows to two elevations, cushioned floor, understairs store with power ideal for additional storage.



**Utility**  
6'6", 246'0" x 7'3" (2,75 x 2.23)  
Range of base and wall cupboards with work surfaces, cushioned floor, Upvc double glazed door to side garden area.



### First Floor Landing

With loft access.

### Bedroom One

15'5" x 11'11" (4.70 x 3.65)

Upvc double glazed window to front, radiator, ornamental cast iron fireplace.

### Bathroom

7'7" x 4'10" (2.32 x 1.48)

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, radiator, window to side.

### Bedroom Two

12'1" x 12'1" max (3.70 x 3.70 max)

Upvc double glazed window to rear, radiator, loft access.

### Outside

Side driveway leads to the rear elevation providing graveled parking area and views over the countryside. Courtesy lighting.

### Adjoining Outbuilding

Comprising low level wc and pedestal wash basin, cushioned floor.

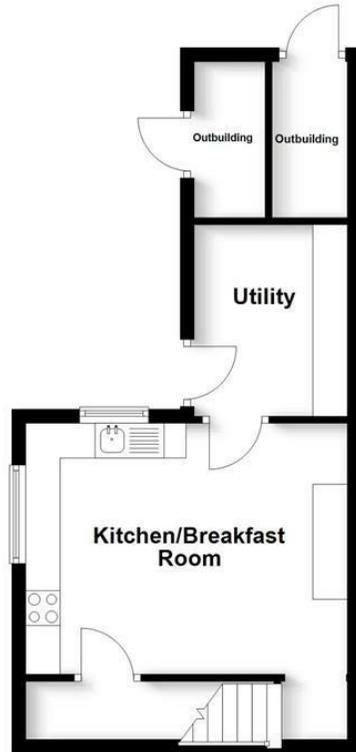
Further storage at the rear of the building ideal for bins and garden furniture.



## Floor Plan

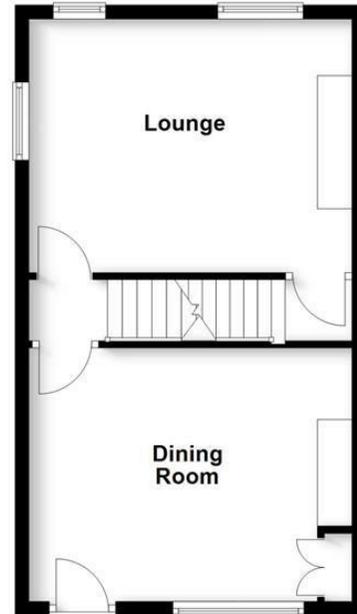
### Lower Ground Floor

Approx. 351.7 sq. feet



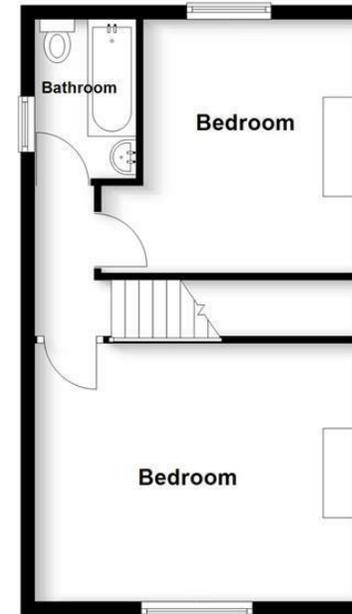
### Ground Floor

Approx. 421.1 sq. feet



### First Floor

Approx. 420.5 sq. feet



Total area: approx. 1193.3 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

### 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.

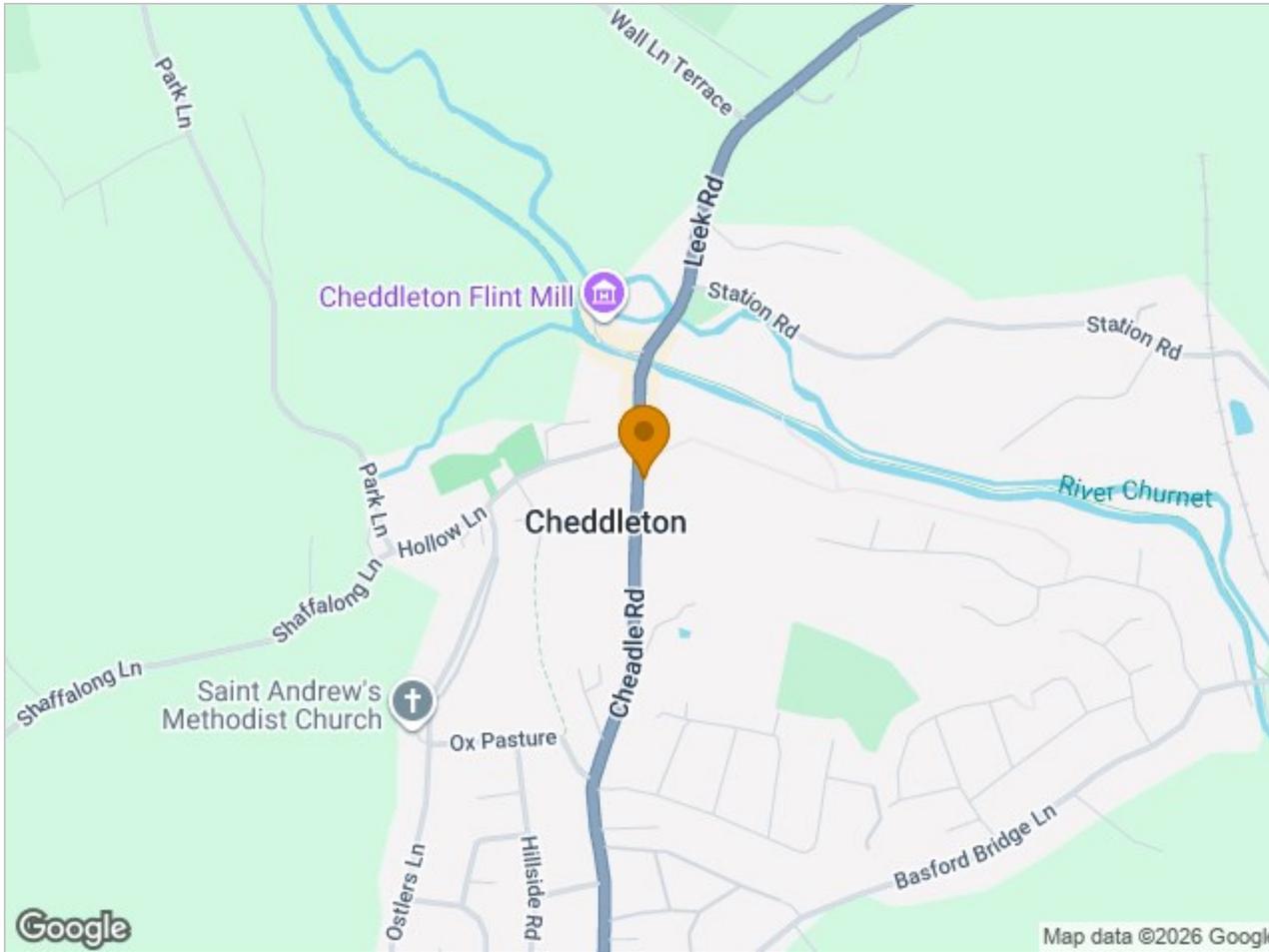
### Wayleaves & Easements

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.

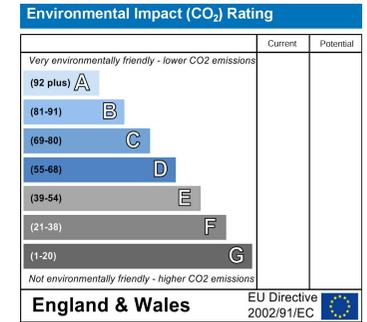
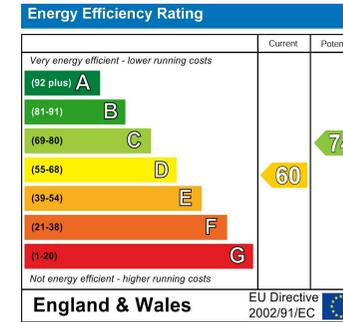
### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

## Area Map



## Energy Efficiency Graph



## 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.

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.

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