



 **DENISE**



1 Hillside Road, Leek, ST13 7JQ

Offers in the region of £194,000

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Fantastic opportunity! Three-bedroom semi-detached home in sought-after Cheddleton, offering spacious living areas, lovely rear views, and great potential throughout. With a generous garden, downstairs shower room, and scope to modernise, this property is ideal for buyers looking to create their perfect family home.

Denise White Agent Comments

Situated on the ever-popular Hillside Road in the picturesque village of Cheddleton, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to put their own stamp on a home. Offering generous living space and attractive views, it's brimming with potential to modernise and add value.

The accommodation begins with an entrance porch, leading into a spacious kitchen that provides ample room for dining and access to a ground floor shower room. From the kitchen, you step into a comfortable lounge with sliding patio doors opening onto the rear garden.

Upstairs are three well-proportioned bedrooms, with the two larger rooms to the rear enjoying charming elevated views across the garden and village. A good-sized family bathroom completes the first floor.

Outside, the property boasts a generous rear garden, offering plenty of space for outdoor enjoyment and scope for landscaping or extension (subject to planning).

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 the 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, 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

Entrance Porch

UPVC double glazed window to the side aspect. Ceiling light.

Kitchen

11'7" x 9'6" (3.54 x 2.91)



Laminate flooring. Fitted with a range of wall and base units. Sink unit. Gas hob. Integrated oven. Gas hob. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Shower Room

7'7" x 6'11" (2.32 x 2.13)



Laminate flooring. WC. Shower cubicle. Heated towel rail. Boiler access. Ceiling light.

Lounge

17'5" x 9'11" (5.32 x 3.03)



Fitted carpet. Wall mounted radiator. Fireplace. UPVC double glazed window to the rear aspect. Sliding doors leading to outside. Ceiling light.

First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Loft access. Ceiling light.

Bedroom One

13'0" x 8'11" (3.98 x 2.73)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

10'1" x 8'3" (3.09 x 2.54)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Three

10'6" x 8'8" max (3.22 x 2.66 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

6'8" x 5'8" (2.04 x 1.74)



Laminate flooring. Heated towel rail. WC. Wash handbasin. Bath. Shower cubicle. Electric shower. Ceiling light.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell Or Rent?

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 Will 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.

Need A Mortgage Advisor?

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

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!

Anti-Money Laundering & 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



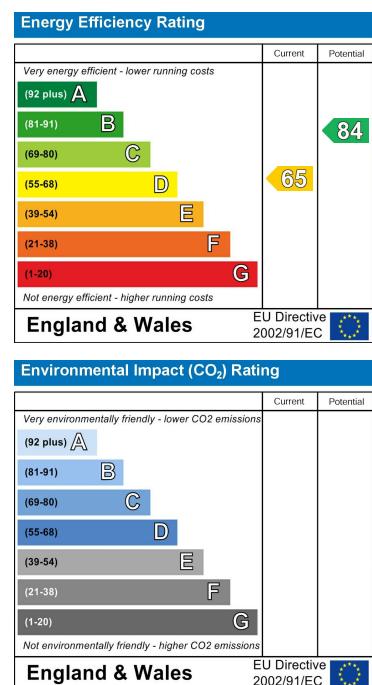
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.