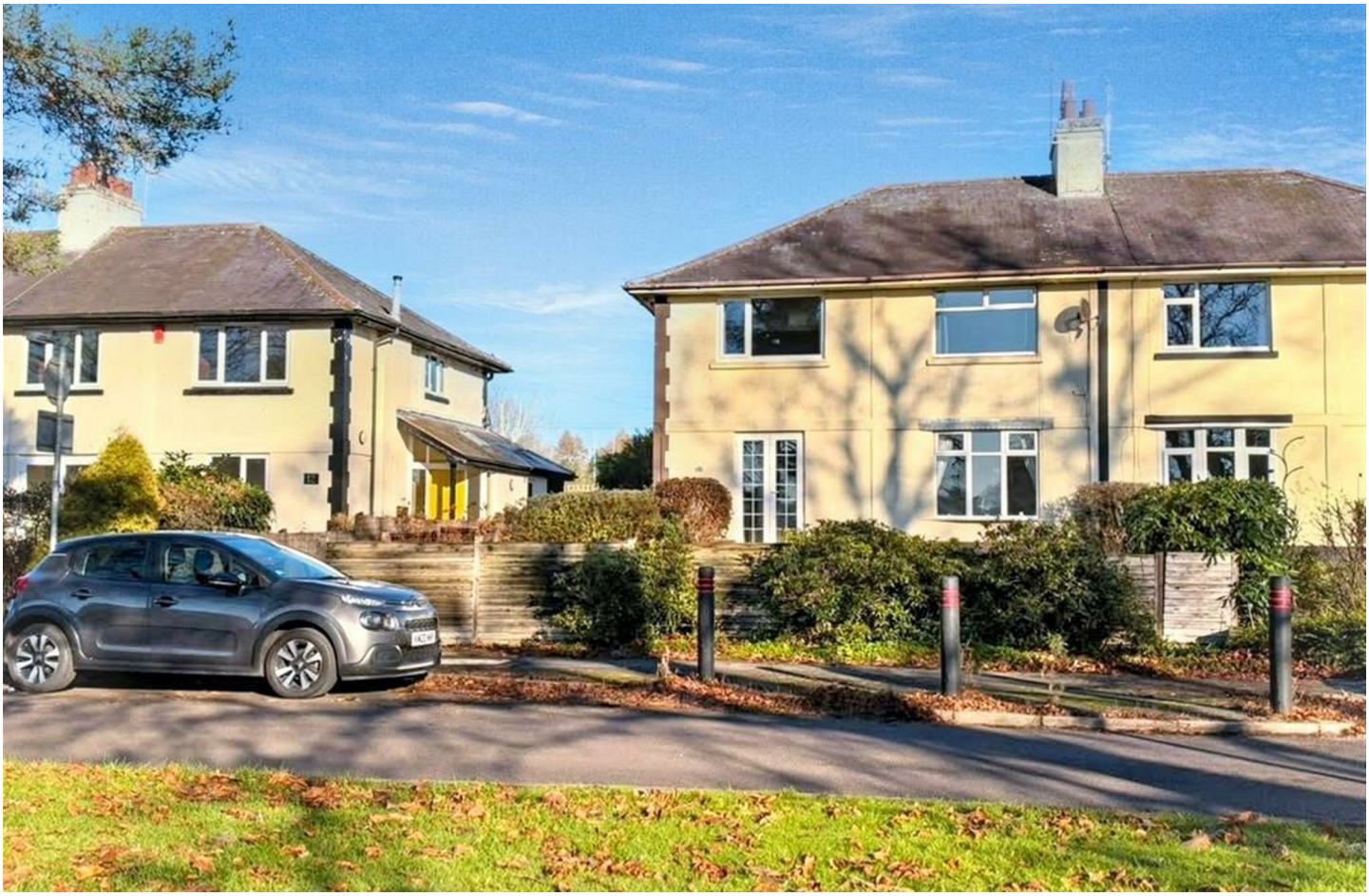
DENISE WHITE™
BESPOKE ESTATE AGENT









13 Wall Lane Terrace, Staffordshire, ST13 7ED

Guide price £275,000

Guide Price of £275,000 - £300,000

"The perfect home doesn't have to be finished; it just has to feel like the beginning."

A well-proportioned three-bedroom semi-detached home situated on Wall Lane Terrace in Cheddleton, offering two reception rooms, a good-sized kitchen and three double bedrooms. With generous gardens and plenty of scope for modernisation, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Ideally suited to families, first-time buyers or those seeking a project with potential.

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Denise White Estate Agent Comments

Situated along Wall Lane Terrace in the popular village of Cheddleton, Staffordshire, this well-proportioned three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to create a home of their own. Offering generous accommodation throughout, two reception rooms, a sizeable kitchen, three double bedrooms and a lengthy rear garden, the property provides plenty of scope for those looking to modernise, refresh and add their own personal touch over time.

Upon entering, a welcoming hallway provides access to both reception rooms, the staircase to the first floor and a convenient downstairs WC. The sitting room offers a cosy and versatile space, ideal for a snug, reading room or perhaps a more formal dining area, with double doors opening towards the front garden. Beyond this, the larger lounge is a particularly appealing room, featuring an attractive fireplace, pleasant outlook across the front aspect and access through to the kitchen.

The kitchen offers a good amount of space, with a range of wall and base units, providing a practical foundation for those looking to rework or modernise the space in the future. Off the kitchen is a useful pantry/utility area, offering additional storage and practicality, alongside access out to the garden.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, offering flexibility for families, those working from home or anyone needing additional space. Bedrooms one and two enjoy views across the front aspect, while bedroom three overlooks the rear garden. Completing the first-floor accommodation is a bathroom comprising a bath, shower and wash hand basin, with a separate WC alongside.

Externally, the home enjoys gardens to both the front and rear, with the rear garden extending to a generous length and offering a variety of areas to enjoy, entertain or reshape to suit individual tastes.

With scope for landscaping and creating a more contemporary outdoor space, it presents another opportunity to make this home your own. The property also benefits from access from the road behind, potentially offering further practical flexibility.

With its generous proportions, three double bedrooms, two reception rooms and potential to modernise throughout, this is a home offering far more than meets the eye, with the opportunity to gradually transform it into something truly special.

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, 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 space and versatility this home offers, with three genuine double bedrooms, two separate reception rooms and a generous garden giving buyers plenty to work with. While the property would benefit from some updating, we feel that's part of its appeal. Rather than stepping into someone else's finished vision, this is an opportunity to put your own ideas into practice, modernise room by room and create a home that reflects your own style. Whether you're a growing family looking for space, a first-time buyer with a vision or someone searching for a project with plenty of potential, this home offers a great starting point. There's room to grow, room to reimagine and plenty of opportunity to make something special.

Entrance Hall



Carpet. Radiator. Wall light. Ceiling light. Stairs and doors leading into :-

WC

5'5" x 4'8" (1.66 x 1.43)

Quarry tiled flooring. Fitted with a low level wc and wash hand basin. Wall mounted gas combination boiler. Obscured uPVC window to the rear aspect. Ceiling light.

Sitting Room

12'11" x 11'4" (3.96 x 3.46)



Carpet. Radiator. uPVC French doors leading to the front garden. Picture rail. Ceiling light.

Lounge

14'9" x 11'9" (4.51 x 3.59)



Laminate flooring. Radiator. Fireplace featuring a marble effect hearth and inset, with ornate surround. uPVC window to the front aspect. Wall lights. Ceiling light.

Kitchen

14'9" x 9'1" (4.52 x 2.79)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated fridge freezer and space for a a range style cooker. Tiled flooring. Radiator. uPVC windows to the rear aspect. uPVC door leading to the rear garden. Inset ceiling spotlights.

Laundry room

5'6" x 4'7" (1.68 x 1.42)

Plumbing for automatic washing machine and space for a condensing tumble dryer with work surface over. Tiled flooring. Ceiling light.

First Floor Landing

Carpet. uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into:-

Bedroom One

14'7" x 11'8" (4.47 x 3.58)



Carpet. Radiator. Feature fireplace. uPVC window to the front aspect. Picture rail. Ceiling light.

Bedroom Two

12'9" x 11'4" (3.89 x 3.46)



Carpet. uPVC window to the front aspect. Picture rail. Ceiling light.

Bedroom Three

11'10" x 9'6" (3.63 x 2.90)



Carpet. Radiator. uPVC window to the rear aspect. Picture rail. Ceiling light.

Bathroom

9'6" x 5'4" (2.90 x 1.64)



Fitted with a suite comprising of a panelled bath, shower cubicle and pedestal wash hand basin. Laminate flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

WC

Fitted with a low level WC and wall mounted wash hand basin. Laminate flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

Outside



The property enjoys gardens to both the front and rear. To the front, a lawned garden provides an attractive approach to the home, while the rear garden offers a particularly generous outdoor space, extending to a good length and incorporating several areas which could lend themselves to seating, entertaining or landscaping. With a little imagination, the rear garden could be transformed into a fantastic outdoor setting, with the space and layout offering plenty of opportunity for buyers to create their ideal garden. There is also access from the road behind the property, offering potential additional practicality.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C

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 White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

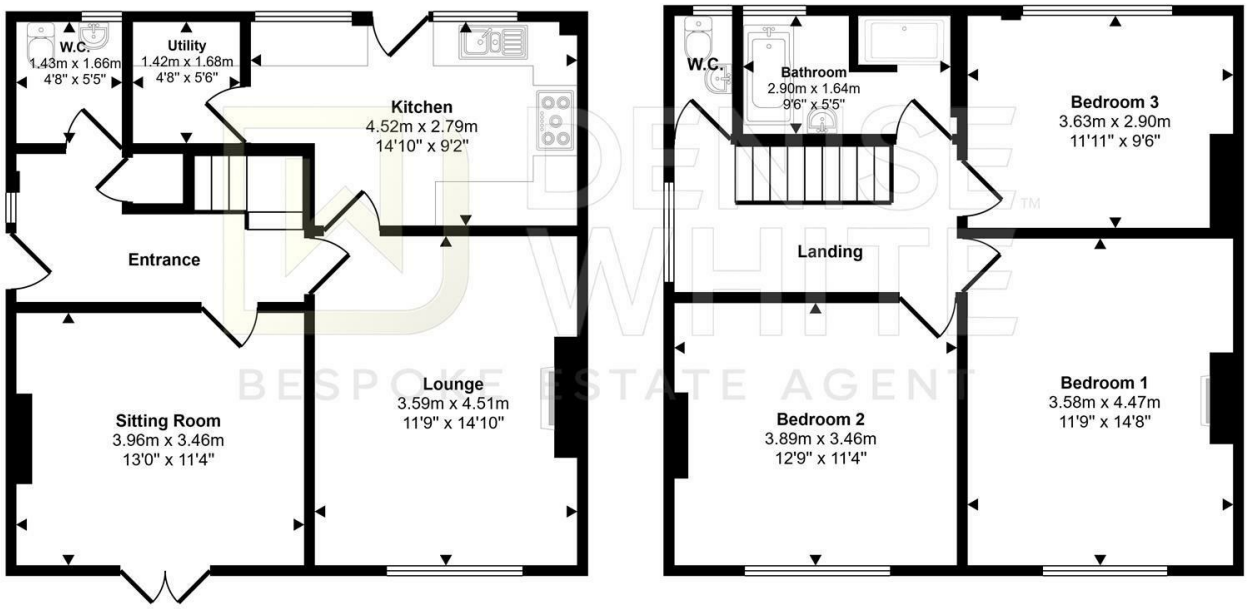
Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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.

CGI & AI-Enhanced Imagery Disclaimer
Some images may have been digitally enhanced or virtually staged using CGI or Artificial Intelligence (AI) for illustrative purposes only. These images may not reflect the property's current appearance or contents. Original, unedited photographs are provided for comparison, and AI imagery is identified within the listing.

Floor Plan

Approx Gross Internal Area
115 sq m / 1237 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft

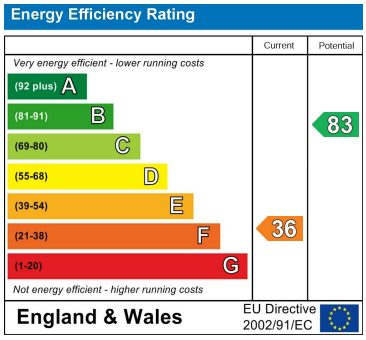
First Floor
Approx 58 sq m / 621 sq ft

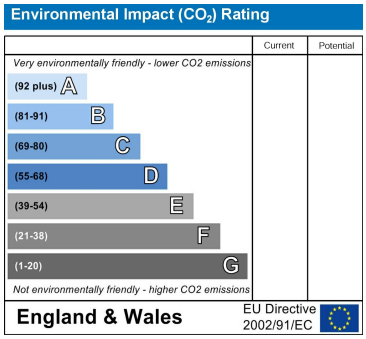
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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