



Cheddleton Road, Leek, ST13 5QZ.  
£459,950

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Cheddleton Road, Leek, ST13 5QZ.

An impressive and substantial three bedroom detached family home situated in the highly sought after area of Leek, Birchall. Having been well maintained with quality fixtures and fittings throughout whilst offering original character and charm. The property itself boasts two reception rooms, 14ft kitchen / dining room, utility room and the addition of a further box room / home office. Nestled on a ¼ of acre or thereabouts the home enjoys a sizable front & rear gardens. With open aspect to the front and rear and views overlooking the Birchall Playing Fields and Golf Course from the first floor.

Accommodation within briefly comprises of an entrance porch opening to the hallway with access to the living space, cloakroom housing a WC and staircase to the first floor. The living room offers a multi fuel stove and patio doors to the rear elevation, creating ideal indoor / outdoor living. The sitting room is currently utilised as a bedroom with striking bay window to the frontage and bespoke feature fireplace. Within the kitchen / dining room are units to the base and eye level, four ring gas hob, electric oven / grill, Belfast sink, ample room for a dining table with chairs, pantry store cupboard and access to the useful utility room.

To the first floor are three well proportioned bedrooms in addition to a further box room / home study. The family bathroom comprises of a P-shaped bath with shower over, low level WC and pedestal wash hand basin.

Externally the home is approached via a stone flagged driveway providing ample off road parking for several vehicle plus a front garden mainly laid to lawn. The garage has an up and over door with power and light connected. To the rear is a newly landscaped garden being mainly laid to lawn with a Indian stone flagged patio and fenced boundaries.

The size of the plot would certainly allow for extensions, should the prospective purchaser need more living space (subject to planning/building permission). Viewing highly recommended.

## Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.



### **Porch**

UPVC double glazed door to the front elevation.

### **Hallway**

Feature hardwood door and windows to the front elevation, Parquet flooring, radiator, staircase to the first floor.

### **Cloakroom**

UPVC double glazed window to the front elevation, radiator, low level WC, vanity wash hand basin, radiator.

### **Living Room** 17' 1" x 11' 11" (5.21m x 3.63m)

UPVC double glazed patio doors to the rear elevation, UPVC double glazed window to the front elevation, radiator, Parquet flooring, multi fuel stove, tiled hearth, wooden mantle.

### **Sitting Room** 13' 7" x 12' 11" (4.15m x 3.94m)

UPVC double glazed bay window to the front elevation, radiator, feature tiled fireplace.

### **Kitchen / Dining Room** 13' 11" x 11' 11" (4.24m x 3.63m)

UPVC double glazed window to the rear elevation, radiator, pantry store cupboard, built in storage, units to the base and eye level, four ring hob, extractor fan, electric oven / grill, Belfast sink, integral dishwasher, wall mounted combi boiler.

### **Utility Room**

Wood door to the side elevation, UPVC double glazed window to the front elevation, plumbing for a washing machine.

### **First Floor**

#### **Landing**

UPVC double glazed window to the rear elevation, radiator, loft access.

#### **Bedroom One** 16' 11" x 11' 11" (5.16m x 3.62m)

UPVC double glazed window to the front and rear elevation, two radiators, feature fireplace.

#### **Bedroom Two** 13' 1" x 11' 11" (3.98m x 3.63m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, radiator, built in storage cupboard.

#### **Bedroom Three** 11' 7" x 7' 8" (3.53m x 2.33m)

UPVC double glazed window to the rear elevation, radiator, vanity wash hand basin.

#### **Box Room / Home Study** 4' 6" x 7' 0" (1.38m x 2.13m)

Feature hexagonal to the front elevation, radiator.

#### **Bathroom**

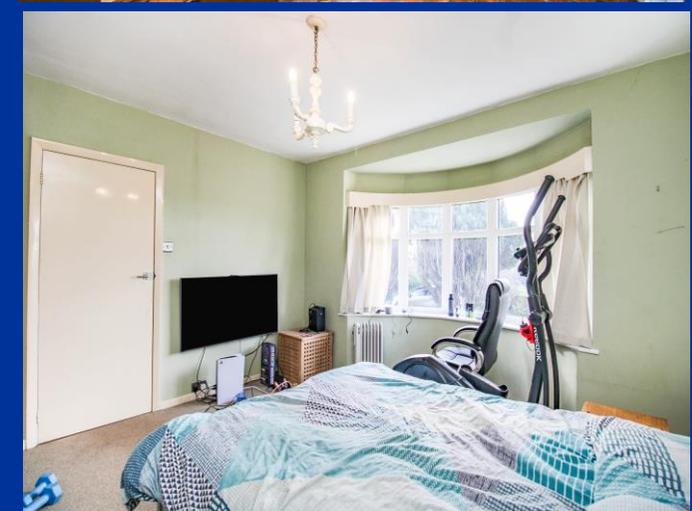
UPVC double glazed window to the rear elevation, radiator, storage cupboard, P-shaped panelled bath with shower over, low level WC, pedestal wash hand basin, radiator style radiator.

#### **Externally**

To the front, stone flagged driveway and walkway, area laid to lawn, mature trees, plants and shrubs. To the rear, area laid to Indian stone flagging, area laid to lawn, fenced boundaries, mature trees, plants and shrubs.

#### **Garage** 16' 4" x 9' 8" (4.97m x 2.95m)

Up and over door to the front elevation, UPVC double glazed window to the rear elevation, concrete flooring, clod water tap, light and power connected.



Note:  
Council Tax Band: F

EPC Rating: E

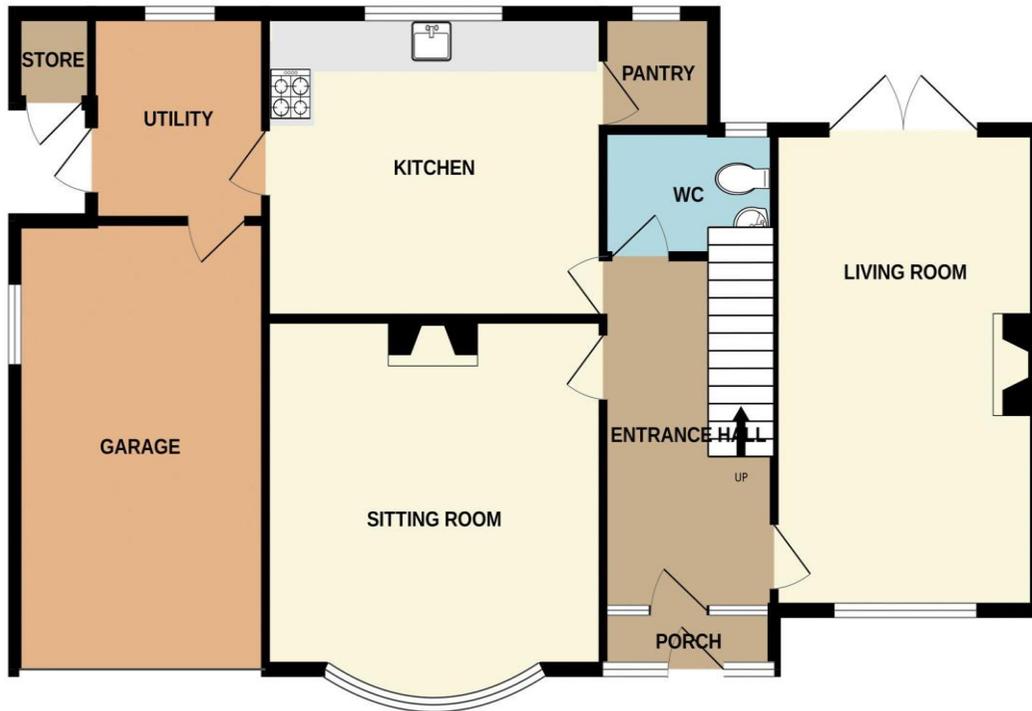
Tenure: believed to be Freehold







GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic light turn left onto the A520 Cheddleton Road. Follow this road continuing straight ahead at the roundabout and take the first turning left, where the property is then situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930