



Hillside Road, Cheddleton, ST13 7JQ  
£225,000

Whittaker  
& Biggs Est. 1930



## Hillside Road, Cheddleton, ST13 7JQ.

This three-bedroom detached family home is nestled on an impressive plot having spacious private gardens to the rear, driveway to the front/side and garage. The property boasts two reception rooms, bathroom /shower room and three sizeable rooms to the first floor.

You're welcomed into the property via the hallway with the shower room/WC room off.

The kitchen is located to the front, having a range of base units, cooker point, plumbing for a washing machine and space for a fridge and freezer.

The dining room is located to the rear and opens through to the living room, this space would ideally be suited to an open plan layout.

To the first floor are three bedrooms and the family bathroom.

The family bathroom has panel bath, vanity unit, WC and cupboard housing the Worcester gas fired boiler. Externally to the frontage is a tarmacadam driveway with gated access to the side, having a garage.

The garage has up and over door, power, light and pedestrian door into the rear garden.

The rear garden is laid to lawn, patio and has a well stocked garden,

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the plot size and potential.

### Situation

This family home is situated in the popular village of Cheddleton, being only a short drive out of the busy market town of Leek. Ideally placed for commuting to the surrounding towns, The Potteries or the Motorway Network. The village boasts various shops and amenities and first school, together with many country walks along the canal side.





### Entrance Hallway

UPVC double glazed door to the front elevation, radiator stairs to the first floor, under stairs storage cupboard.

### Shower/WC Room 5' 10" x 4' 1" (1.77m x 1.24m)

Corner shower cubicle, chrome shower fitment, low-level WC, wash hand basin, wood window to the front elevation extractor, light.

### Kitchen 9' 7" x 7' 11" (2.91m x 2.41m)

Range of fitted units to the base level, composite 1 1/2 sink with drainer, chrome mixer tap, plumbing and space for washing machine. Space for fridge, space for a freezer, UPVC double glazed door to the side, UPVC double glazed window to the front.

### Dining Room 14' 1" x 7' 9" (4.30m x 2.35m)

Parquet style flooring, UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation.

### Living Room 10' 7" x 10' 4" (3.22m x 3.16m)

UPVC double glazed window to the rear elevation, parquet style flooring, fireplace with tiled surround, wood mantle and gas fire.

## First Floor

### Landing

UPVC double glazed window to the side elevation, loft access.

### Bedroom One 13' 5" x 9' 8" (4.09m x 2.95m)

Radiator, UPVC double glazed window to the rear elevation.

### Bedroom Two 9' 8" x 9' 1" (2.95m x 2.77m)

Range of fitted wardrobes, radiator, UPVC double glazed window to the front elevation.

### Bedroom Three 10' 7" x 8' 8" (3.23m x 2.65m)

Radiator, UPVC double glazed window to the rear elevation.

### Bathroom 8' 8" x 6' 1" (2.65m x 1.85m)

Panel bath, vanity wash hand basin, low-level WC, chrome heated ladder radiator, tiled, airing cupboard housing the Worcester gas fired boiler.

### Externally

To the front is a tarmac driveway, fenced and hedged boundary. To the side is a gated driveway and garage. To the rear, outside water tap, patio area, area laid to lawn, hedged boundary, well stocked borders.

### Garage 16' 11" x 8' 2" (5.15m x 2.48m)

Up and over door, window to the rear, pedestrian door to the side, power and light connected.





Note:  
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold





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.  
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## Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the village of Leekbrook and into the village of Cheddleton continue up the hill and take the third turning right into St Hildas Avenue and at the T junction take the right turning into Hillside Road and the property is located on the right hand side.

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