



The Roche, Cheddleton, Staffordshire, ST13 7JD.
Offers in Excess of £225,000

Whittaker
& Biggs

Est. 1930

The Roche,

Cheddleton, ST13 7JD

A well presented three bedroom semi detached property situated in a delightful location overlooking allotments to the front with local amenities and bus routes being within walking distance. The home boasts two reception rooms, impressive integral garage, and solar panels to the rear elevation.

There is the potential for further development to the property, once granted on the 1st of April 2014 for removal of the existing garage and erection of a ground floor single storey side extension to provide an open plan kitchen / dining room, relevant planning approval must be obtained again.

Accommodation within briefly comprises of a spacious hallway with access to the integral garage and staircase to the first floor. Both reception rooms are to a good proportion with the dining room offering a multi fuel stove and the living room measuring a impressive 19.5 ft. The kitchen has units to the base and eye level, four ring electric hob, electric oven, one and a half stainless steel sink with drainer and leads to the rear hallway having a utility room and separate WC.

To the first floor are three bedroom serviced by a shower room having a corner shower, low level WC and vanity wash hand basin. Externally the property is approached via block paved driveway providing ample off road parking for several vehicles.

To the rear is mainly laid to lawn with a stone flagged patio with fenced / walled boundaries and mature plants and shrubs. A viewing comes highly recommended to appreciate the size, plot, and potential on offer.

Situation

Cheddleton is a popular semi-rural village boasting local shops, country public houses and various walks along the canal and railway. A short driveway away is the thriving market town of Leek and also within easy access to Cheshire and Derbyshire ideal for a commuter looking for a semi rural location. Within the catchment for the highly sought after Westwood Schools the property is also located within walking distance to a major bus route.



Entrance Hall

UPVC double glazed door, stairs to the first floor, radiator.

Living Room 19' 5" x 10' 9" (5.92m x 3.28m)

UPVC double glazed patio doors to the rear elevation, Living Flame gas fire set on feature stone effect surround, radiator.

Dining Room 13' 2" x 10' 9" (4.01m x 3.28m)

UPVC double glazed window to the front elevation, radiator.

Kitchen 8' 2" x 5' 7" (2.49m x 1.70m)

UPVC double glazed window to the side elevation, door to the rear porch, range of fitted units to the base and eye level, four ring ceramic hob, electric oven, sink with mixer tap over.

Rear Porch

Plumbing for washing machine, UPVC double glazed window to the rear elevation.

Cloakroom 5' 9" x 2' 7" (1.75m x 0.79m)

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

First Floor

Landing

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

Bedroom One 13' 2" x 10' 9" (4.01m x 3.28m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 11' 9" x 10' 9" (3.58m x 3.28m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 7' 0" x 5' 10" (2.13m x 1.78m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 7' 3" x 6' 0" (2.21m x 1.83m)

UPVC double glazed window to the rear elevation, suite comprising shower enclosure, pedestal wash hand basin, lower level WC, heated towel rail, fully tiled.

Externally

Blocked paved driveway providing off road parking, single garage, front garden with lawned area and shrub border. To the rear is a good sized and well maintained enclosed gardens, timber decked area.

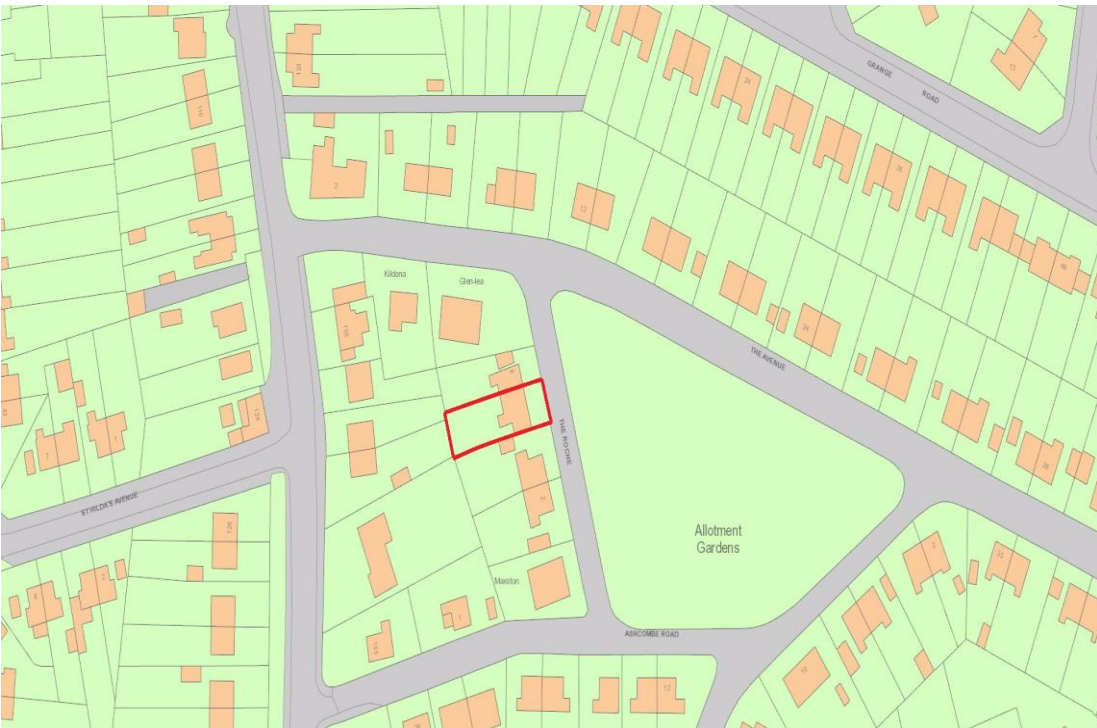


Note:
Council Tax Band: B

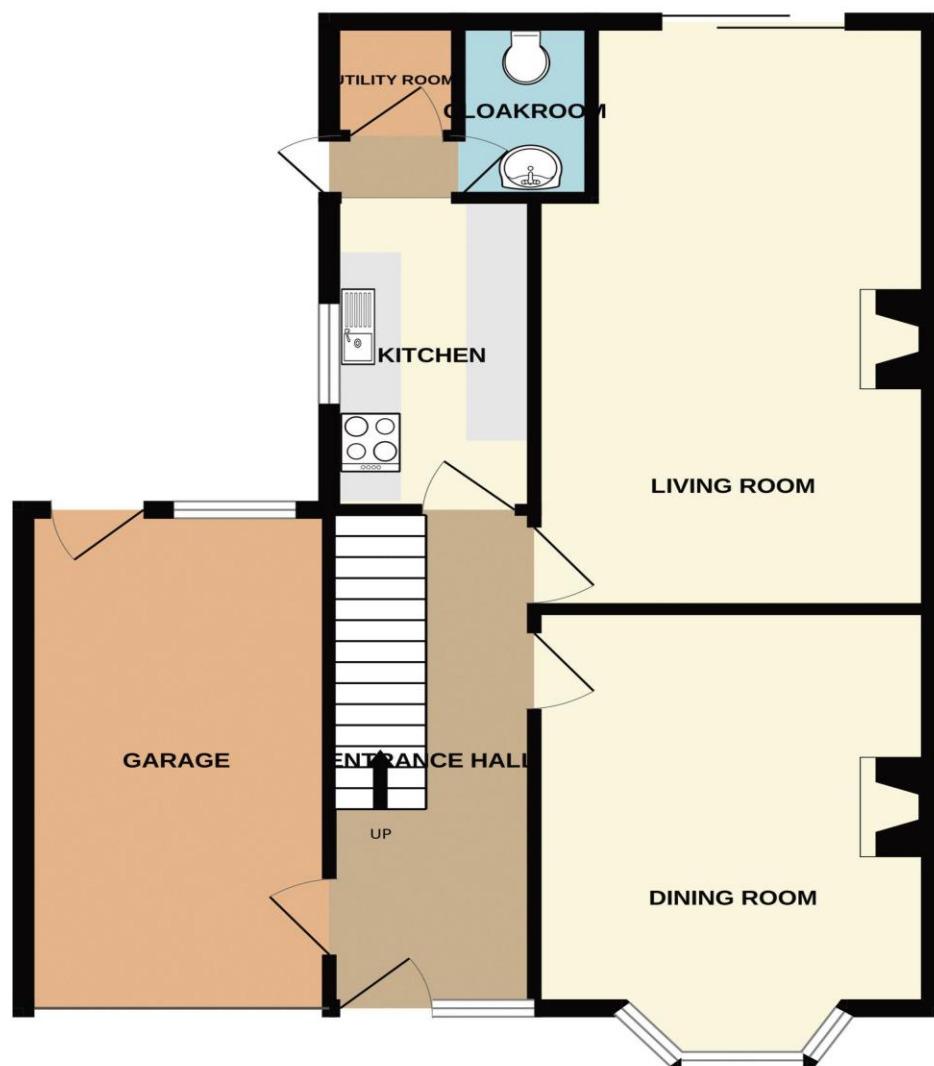
EPC Rating: D

Tenure: believed to be Freehold

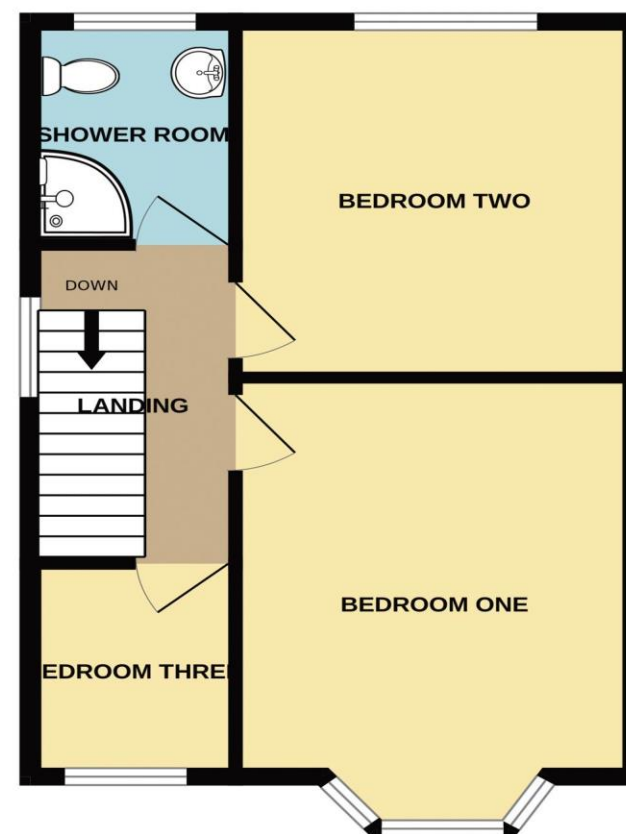




GROUND FLOOR



1ST FLOOR





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 after passing the Bargain Booze take an immediate left hand turning into The Avenue. Take the first right onto The Roche where the property is located on the right hand identifiable by a Whittaker & Biggs for sale board.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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