



Sneyd Close, Leek, ST13 7JR.
Offers in the Region Of £229,950

Est. 1930
**Whittaker
& Biggs**

This well presented three bedroom semi-detached property is nestled on a substantial corner plot, having gated driveway for a number of vehicles, detached garage, lawn and patio area.

The property is finished to an excellent standard throughout, with the focal point within the living and dining room being an exposed fireplace with double sided burner. The well equipped kitchen has a good range of units fitted to the base and eye level, a spacious and extended entrance hallway, which is an ideal office space and a first floor bathroom.

You're welcomed into the property via the entrance hallway, with staircase to the first floor and storage. A spacious 16ft living room which opens up to the dining room with patio door out onto the rear garden. The kitchen has an electric cooker, space for a washing machine, fridge/freezer, houses the gas fired boiler with access to the side of the property.

To the first floor are three well proportioned bedrooms, panel bath with chrome mixer tap, pedestal wash hand basin and low level WC.

Externally to the frontage is a well established garden with walled boundary. Driveway to the side and rear, walled and fenced boundary, garage with up and over door, power, light, area laid to lawn and patio.

A viewing is highly recommended to appreciate the plot size, versatile layout and excellent condition.

Situation

This superb family home is situated in the popular village of Cheddleton, just a short distance out of the busy market town of Leek. The village boasts various shops, amenities and first school, together with many country walks along the canal side.



Entrance Hallway

UPVC double glazed door and window to the front elevation, staircase to the first floor, storage cupboard.

Living Room 16' 8" x 11' 6" (5.07m x 3.51m)

UPVC double glazed window to the front elevation, radiator, double sided log burning stove set on stone hearth, stone tiled surround.

Dining Area 9' 0" x 9' 1" (2.75m x 2.77m)

UPVC double glazed patio doors to the rear elevation, space for dining room table and chairs.

Kitchen 10' 0" x 8' 4" (3.06m x 2.55m)

Range of fitted units to the base and eye level, plumbing for washing machine, space for freestanding fridge/freezer, stainless steel sink unit with drainer and chrome mixer tap, tiled splash backs, UPVC double glazed window to the rear elevation, electric cooker, hob, grill, UPVC double glazed door to the side elevation, wall mounted gas fired central heating boiler.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access, airing cupboard housing immersion heated tank.

Bedroom One 11' 0" x 11' 2" (3.35m x 3.40m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 10' 4" x 9' 11" (3.16m x 3.02m)

Radiator, UPVC double glazed window to the rear elevation.

Bedroom Three 6' 5" x 5' 8" (1.96m x 1.72m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 7' 9" x 5' 6" (2.35m x 1.67m)

Partly tiled walls, pedestal wash hand basin, lower level WC, panelled bath with chrome traditional style mixer tap with telephone style attachment, chrome heated ladder radiator, UPVC double glazed window to the rear and side elevation.

Externally

To the front is well stocked garden, walled and fenced boundary, lawned area, gated access to the side elevation, tarmacadam driveway, mature trees. Tarmacadam driveway to the rear, patio area, outside water tap, area laid to lawn, fenced boundary, well stocked borders, Garden store to the side.

Brick Constructed Garage 17' 3" x 8' 3" (5.27m x 2.52m)

Wood window to the side elevation, pedestrian door to the side elevation, up and over door, power and light connected.



Tenure: believed to be Freehold

Note:
Council Tax Band: B

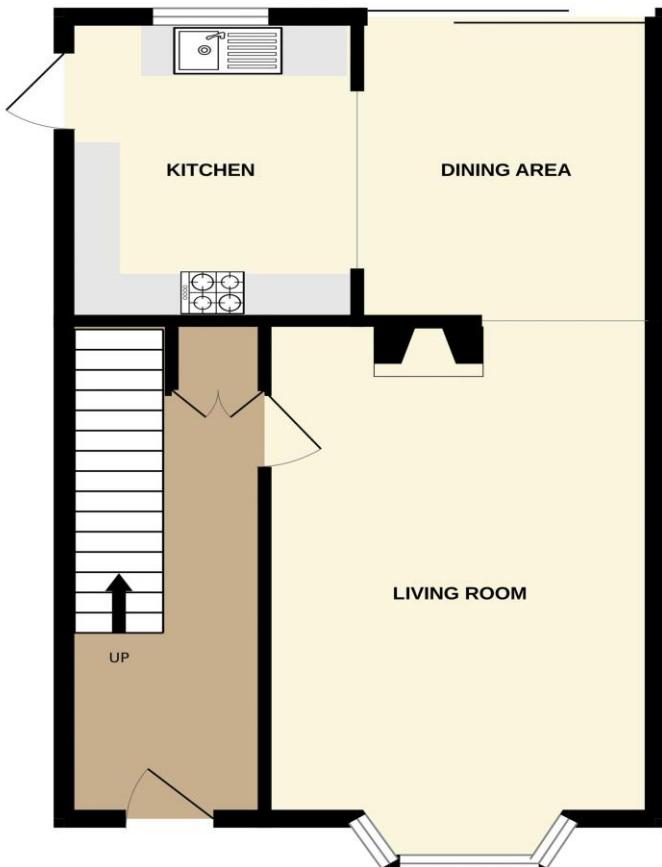
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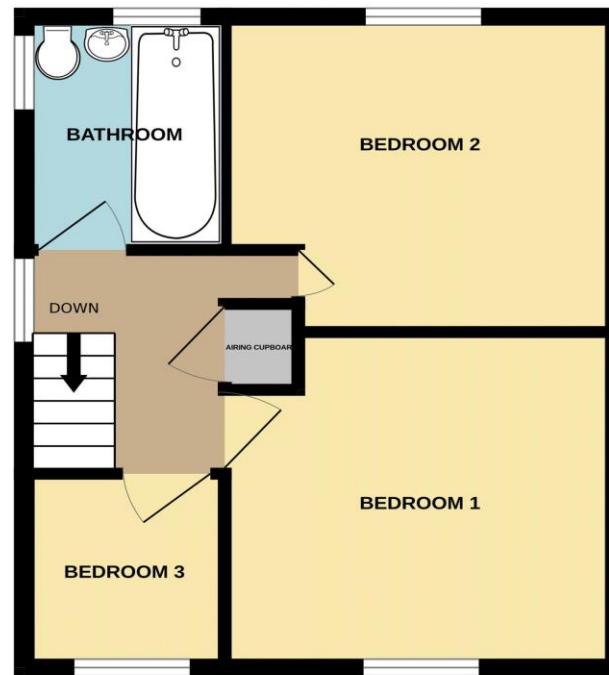




GROUND FLOOR



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.
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Directions

From our Derby Street, Leek, offices proceed along Haywood Street at the traffic lights turn left on the A520 Cheddleton Road. Follow this road passing through the village of Leekbrook, upon entering the village of Cheddleton proceed up the bank taking the third right into St Hilda's Avenue. Proceed to the T Junction and turn right into Hillside Road taking the second left into Sneyd Close. The property is situated on the left hand side.

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