



Boucher Road, Cheddleton, ST13 7JH.
Offers in the Region Of £185,000

Est. 1930
**Whittaker
& Biggs**

Boucher Road, Cheddleton, ST13 7JH.

This three bedroom detached family home is located in the ever popular village of Cheddleton, and boasts a wealth of accommodation. The property is offered to the market with no upward chain. You're welcomed into the home via the porch leading into the hallway giving access to a storage cupboard, stairs to the first floor and cloak room housing a WC. Within the spacious living/dining room is a gas fire, UPVC double glazed doors exiting to rear garden and ample room for living and dining furniture. The kitchen comprises of units to the base and eye level, four ring electric hob, electric oven, integral microwave plus an integral fridge and freezer. To the first floor are three well proportioned bedrooms in addition to the shower room having a double shower cubicle, vanity wash hand basin and lower level WC. Externally comprises low maintenance garden being mainly laid to stone slab whilst still having mature trees, plants and shrubs. To the frontage is a driveway, area laid to stone slab and garage having a electric roller door with light and power connected. A viewing is highly recommended.

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 market town of Leek and also within easy commuting distance to Ashbourne, Macclesfield and the Potteries.



Porch

UPVC double glazed door and window to the front elevation.

Hallway

Wood feature window to the front elevation, stairs to the first floor, radiator, under stair storage cupboard.

Cloakroom

Housing a lower level WC.

Kitchen 7' 5" x 9' 7" (2.27m x 2.92m)

UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation, radiator, boiler, units to the base and eye level, electric oven, four ring electric hob, extractor fan, stainless steel sink with drainer, chrome mixer tap, integral microwave, integral fridge/freezer, plumbing for a washing machine.

Living/Dining Room 14' 1" x 18' 7" (4.30m x 5.67m)

UPVC double glazed patio doors and window to the rear elevation, two radiators, gas fire, tiled hearth, tiled surround, wooden mantel, cornicing.

First Floor

First Floor Landing

Two wood feature windows to the side elevation, loft access, radiator.

Bedroom One 13' 6" x 9' 9" (4.12m x 2.96m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobe and dressing table.

Bedroom Two 10' 7" x 8' 9" (3.23m x 2.67m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 9' 0" x 9' 9" (2.74m x 2.96m)

UPVC double glazed window to the front elevation, radiator.

Garage 16' 10" x 8' 2" (5.14m x 2.49m)

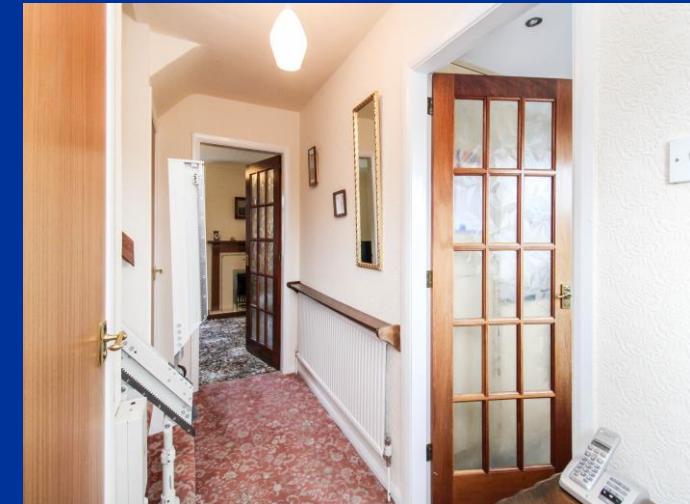
Electric roller door, UPVC double glazed window to the rear elevation, aluminum frame door to the side elevation, light and power connected.

Externally

Driveway, stone slab walkway, mature plants and shrubs.

Outside

To the rear, stone slab patio and walkway, mature plants and shrubs, fenced and hedged boundaries.



Note:
Council Tax Band: C

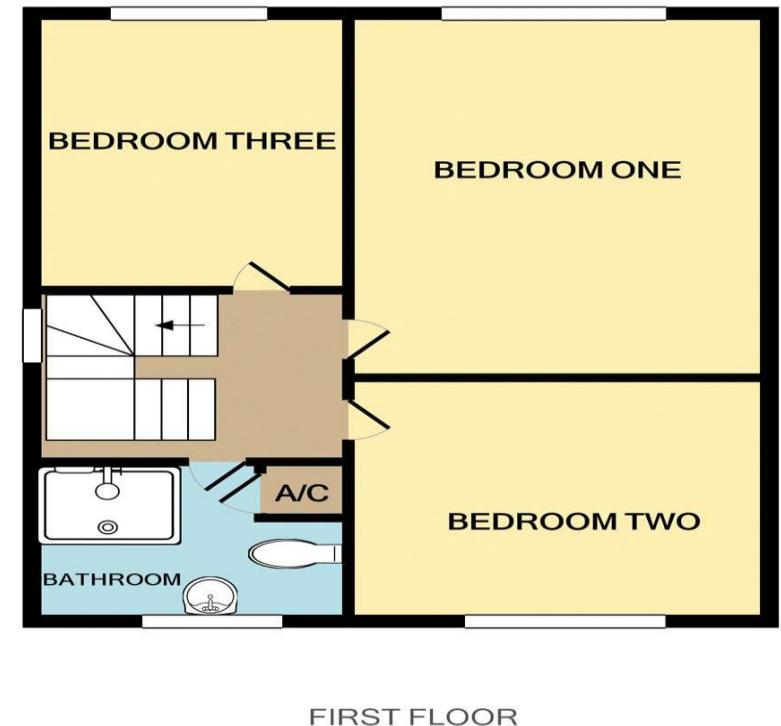
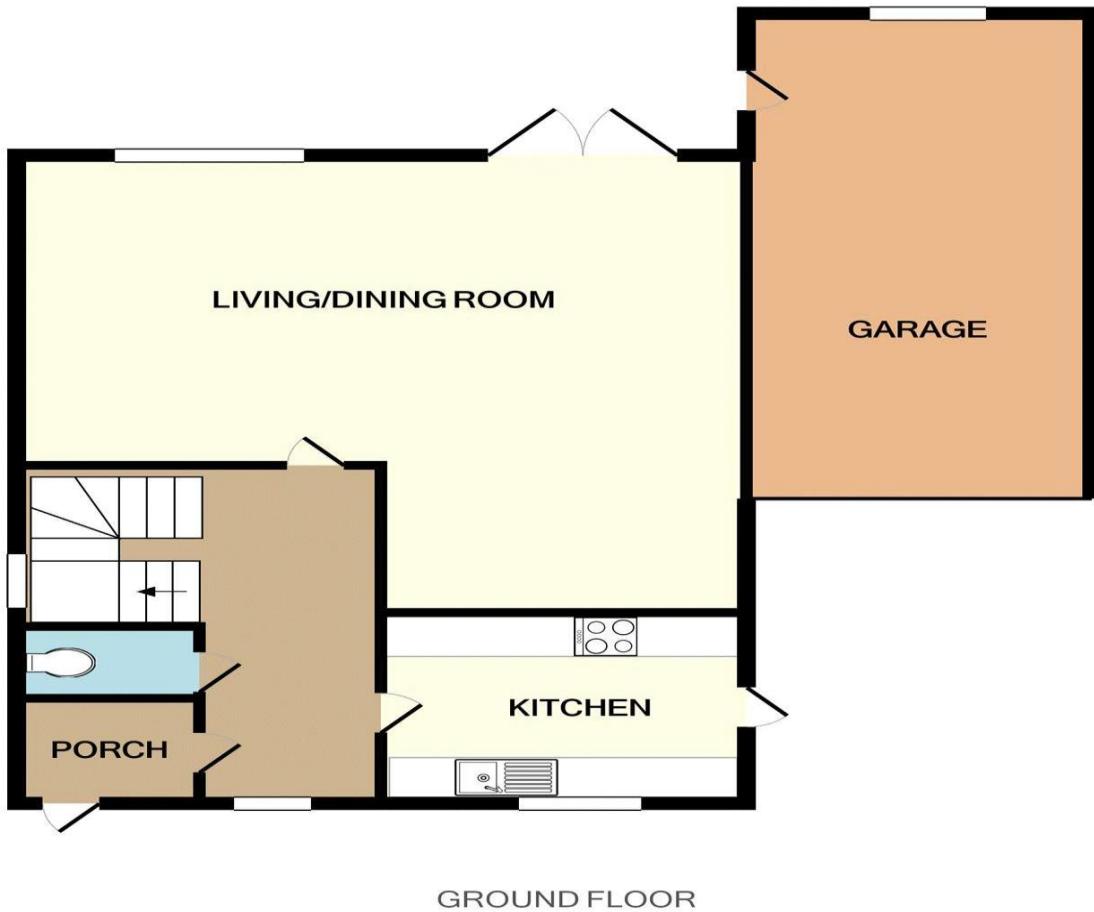
EPC Rating:

Tenure: believed to be Freehold









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 left turning into Hillside Road, follow this road turning right into Boucher Road, where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

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