



Cheadle Road, Leek, ST13 7HW.
Offers in the Region Of £185,000

Whittaker ^{Est. 1930}
& Biggs

Cheadle Road, Leek, ST13 7HW.

This well presented three bedroom semi detached family home is set the popular located village of Cheddleton, being close to local amenities and within the catchment for Westwood schools. The property boasts sizeable living and bedroom accommodation having a spacious kitchen/dining room, living room and ground floor WC. The property's kitchen boasts a breakfast bar, gas cooker point, stainless steel sink and gas fire. The living room offers a gas fire and original character. To the first floor are three sizeable bedrooms and family bathroom with panel bathtub with shower cubical, WC and pedestal wash hand basin. Externally offers a concrete driveway to front aspect which leads to the private enclosed garden and garage. To the rear of the property is mainly laid to lawn with vegetable patch and pond. An ideal family home. An internal viewing is essential to appreciate the size, location and potential on offer.

Situation

The village of Cheddleton is some three and a half miles south of the historic market town of Leek, ideally positioned Cheddleton is suitable for commuting and is within easy reach of Derbyshire and Cheshire borders and Macclesfield station which offers easy commuting times into Manchester Piccadilly, Birmingham New Street and London Euston.



Hallway

UPVC double glazed door to the front elevation, radiator, staircase to the first floor.

Cloakroom

Lower level WC, wall mounted sink unit, UPVC double glazed window to the side elevation.

Living Room

Cornicing, ceiling rose, UPVC double glazed bay window to the front elevation, gas fire set on marble hearth, marble surround and wood mantle, radiator.

Kitchen/Dining Room

UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, under stairs storage cupboard with UPVC double glazed window to the side elevation and light, gas fire set on tiled hearth, tiled surround and tiled mantle, radiator, fitted cupboard, breakfast bar, good range of units to the base and eye level, gas cooker point, stainless steel one and half bowl sink unit with drainer and chrome mixer tap, extractor fan.

Rear Porch

UPVC double glazed window and door to the rear elevation, UPVC double glazed window to the side elevation, storage cupboard incorporating Worcester gas fired boiler, space for dryer.

Landing

Loft access, radiator, UPVC double glazed window to the side elevation.

Bedroom One

UPVC double glazed window to the front elevation, fitted wardrobes, fitted units to the base and eye level, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, built in storage cupboard.

Bedroom Three

UPVC double glazed window to the front elevation, fitted units, fitted wardrobe, radiator.

Bathroom

UPVC double glazed window to the rear elevation, radiator, shower cubicle with electric shower fitment, panelled bath, lower level WC, pedestal wash hand basin, partly tiled, shaver point.

Outside

Concrete driveway, area laid to lawn, concrete walkway.

Rear Garden

Outside water tap, stoned slabbed patio area, concrete driveway, area laid to slate chippings, pond, area laid to lawn, veg patch, greenhouse, fenced boundaries.

Garage

Wood door to the side elevation, wood window to the rear elevation, up and over door.

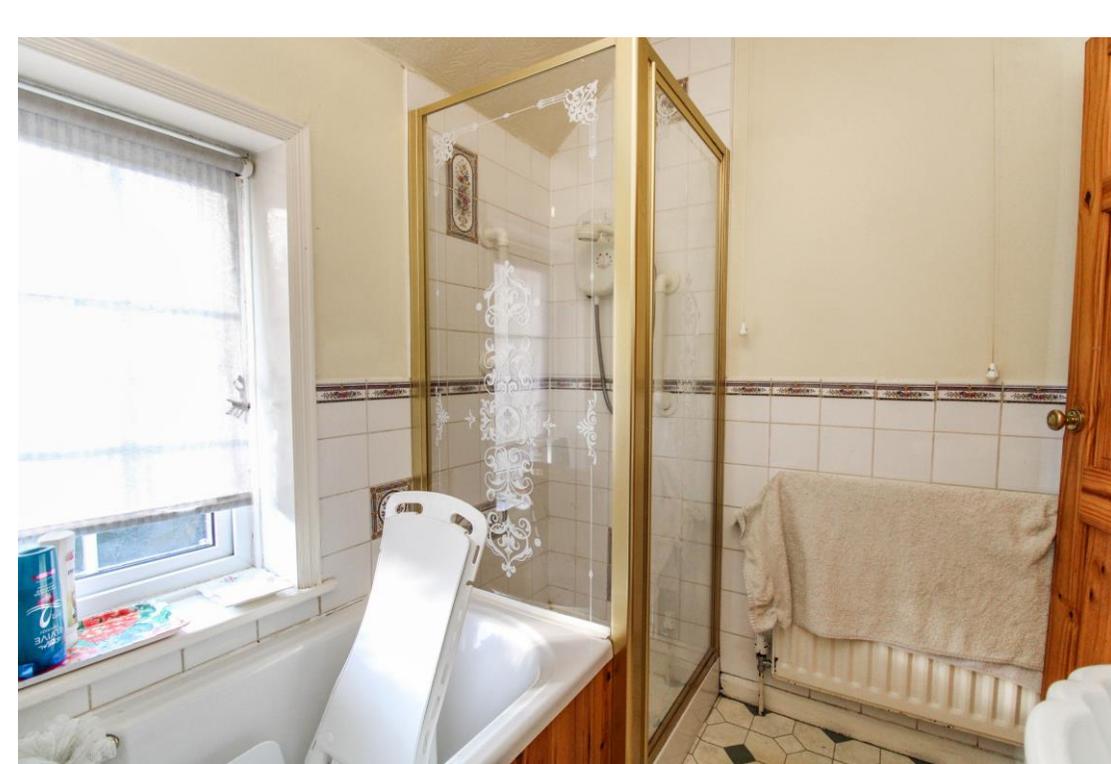


Note:
Council Tax Band: B

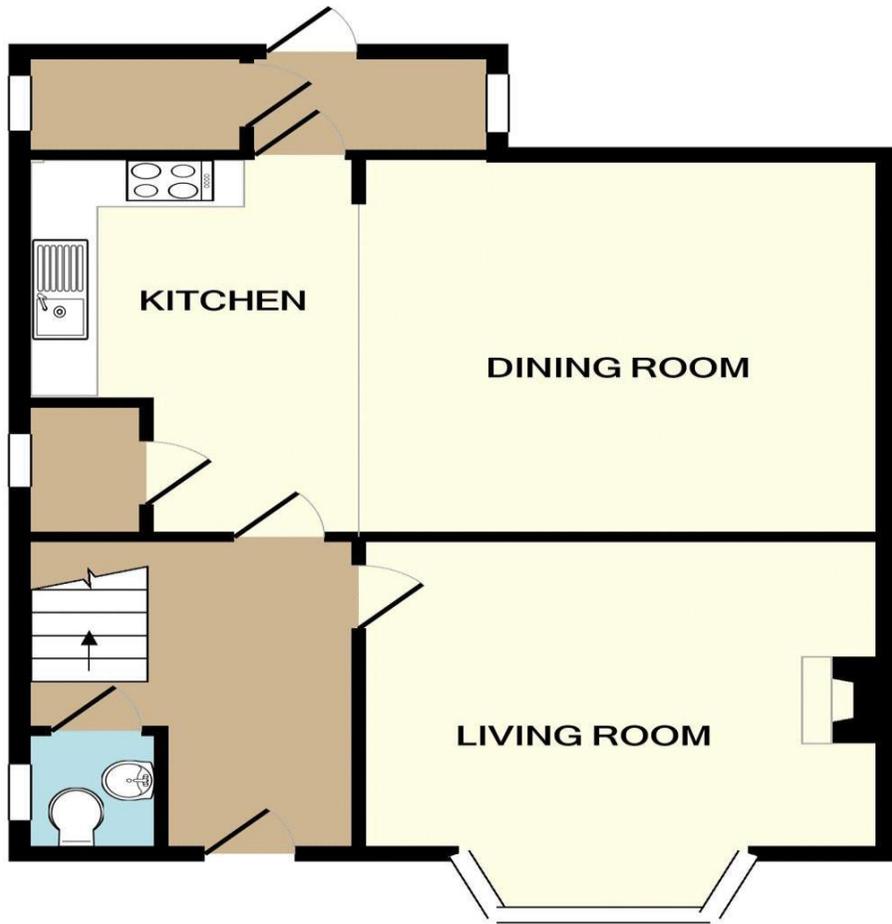
EPC Rating:

Tenure: believed to be Freehold

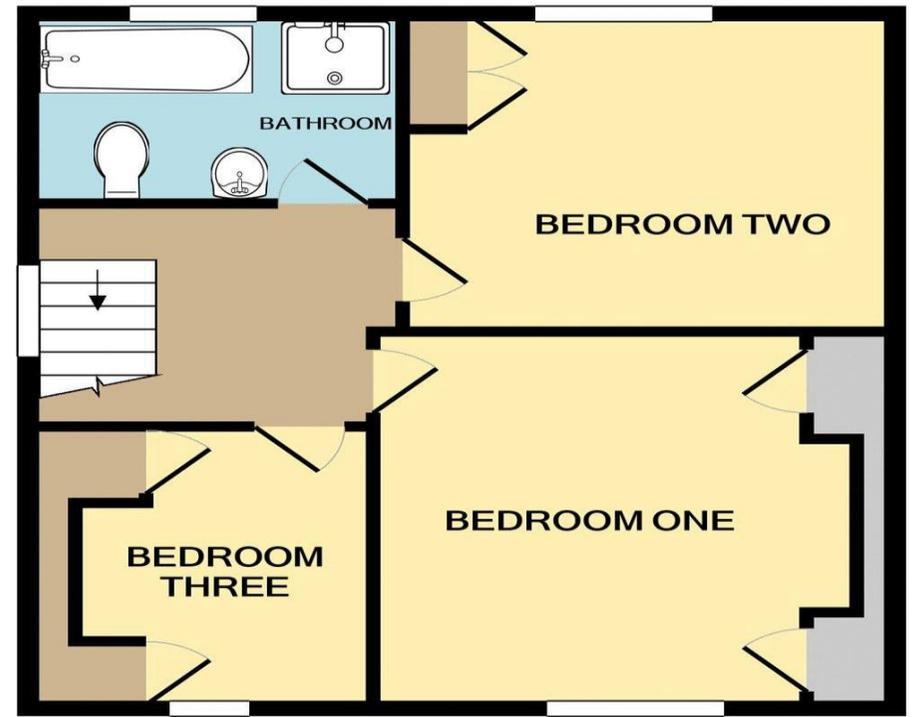








GROUND FLOOR



1ST FLOOR

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 out of the town on the A520 Cheddleton Road, follow this road passing through Leekbrook and upon entering the village of Cheddleton after passing the second zebra crossing the property is situated on the right hand side.

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.

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