



Birchtree Drive, Leek, ST13 7FE.
Offers in the Region Of £215,000

Est. 1930
Whittaker
& Biggs

Birchtree Drive, Leek, ST13 7FE.

This delightful four bedroom semi detached home has versatile living and spacious accommodation over two floors. Boasting off road parking, garage, office, and 21.5ft kitchen/dining room and enclosed garden.

Location on the ever popular St Edwards Park development in Cheddleton, an ideal family home. You are welcomed to the home via hallway giving access to the cloak room with lower level WC and wall mounted sink. The ground floor also offers bedroom four/office and living room with electric fire and stairs to the first floor. To the rear of the property situates the kitchen/dining room offering a good range of units to the base and eye level, with electric cooker point, plumbing for a dishwasher and washing machine, space for a standing fridge freezer and UPVC double glazed door exiting to the garden. To the first floor of the home are three well proportioned bedrooms all offering built in storage and bedroom one having an en-suite shower room. The family bathroom has a panel bathtub with electric shower over, pedestal wash hand basin and lower level WC. Externally the gardens are mainly laid to lawn with a stone slab patio, raised flower beds, shed, green house and access into the garage, having an up and over door with light and power connected. To the frontage and side is ample off road parking on a tarmacadam driveway with mature plants and shrubs. A viewing is highly recommended.

Situation

St. Edwards Park is a sought after residential development, which is situated within park and woodland providing various country walks along the canal and railway path. Cheddleton village is some 3 miles out of the market town of Leek and within easy commuting distance of Macclesfield, Congleton and the Motorway Network. Local bus route is just on your doorstep.



Hallway

UPVC double glazed door to the front elevation, cornicing, radiator.

Bedroom Four/ Study 13' 0" x 8' 0" (3.96m x 2.43m)

UPVC double glazed window to the front elevation, radiator, cornicing.

Cloakroom

Lower level WC, radiator, wall mounted sink unit.

Living Room 14' 10" x 8' 11" (4.53m x 2.71m)

UPVC double glazed window to the front elevation, cornicing, radiator, electric fire set on marble hearth, surround and wood mantle, staircase to the first floor.

Kitchen/Dining Room 9' 6" x 21' 7" (2.89m x 6.58m)

Two windows to the rear elevation, UPVC double glazed door to the rear elevation, good range of fitted units to the base and eye level, plumbing for washing machine, plumbing for dishwasher, stainless steel sink unit with drainer and chrome mixer tap, electric cooker point, extractor fan, space for freestanding fridge/freezer. Dining Area: UPVC double glazed bay window to the rear elevation, cornicing.

First Floor

Landing

UPVC double glazed window to the front elevation, loft access, storage cupboard, radiator.

Bedroom One 9' 5" x 15' 0" (2.87m x 4.57m)

Two UPVC double glazed windows to the rear elevation, two built in wardrobes, radiator.

Ensuite Shower Room 6' 8" x 6' 5" (2.04m x 1.96m)

UPVC double glazed window to the rear elevation, corner shower cubicle with chrome fitment, pedestal wash hand basin, lower level WC.

Bedroom Two 11' 5" x 8' 2" (3.47m x 2.49m)

UPVC double glazed window to the front elevation, overhead storage cupboard, radiator.

Bedroom Three

UPVC double glazed window to the front elevation, built in wardrobes, radiator.

Bathroom 6' 6" x 6' 6" (1.99m x 1.97m)

UPVC double glazed window to the side elevation, panelled bath with electric shower over, pedestal wash hand basin, lower level WC, radiator.

Outside

To the front is stone slabbed walkway, mature trees, plants and shrubs, tarmacadam driveway to the side.

Garage 17' 2" x 8' 11" (5.22m x 2.72m)

Light and power connected UPVC double glazed door to the side elevation, up and over door to the front elevation.

Rear Garden

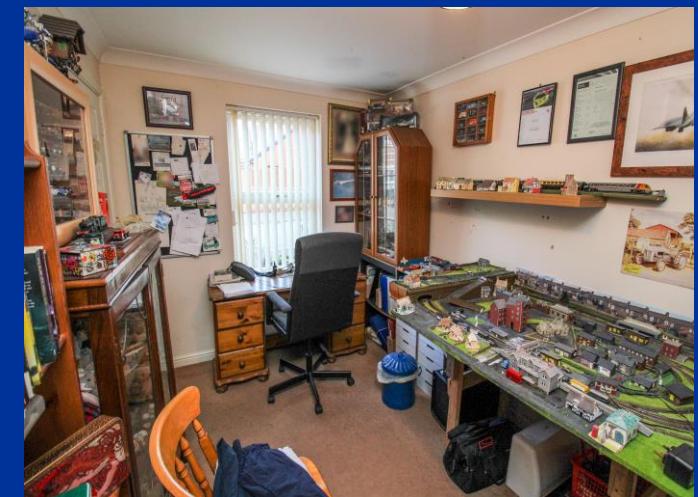
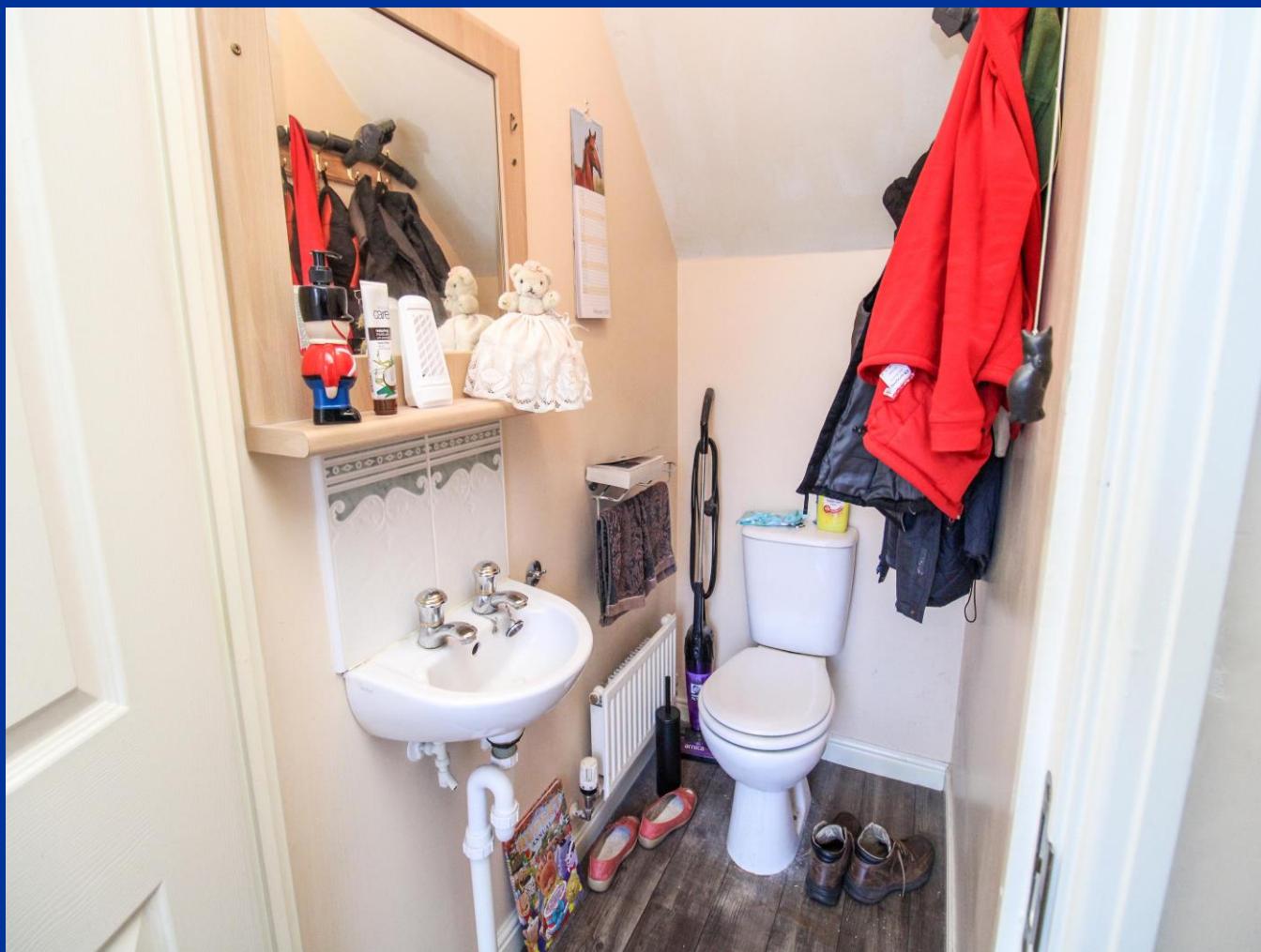
Area laid to lawn, stone slabbed patio, outside water tap, flower beds, greenhouse, fenced boundaries.



Note:
Council Tax Band: C

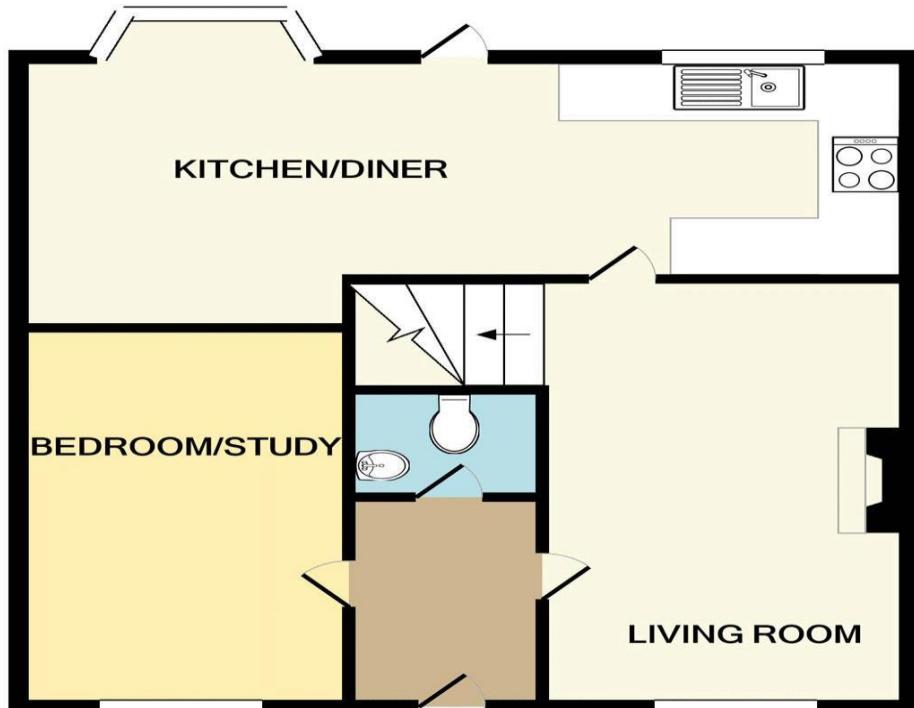
EPC Rating:

Tenure: believed to be Freehold

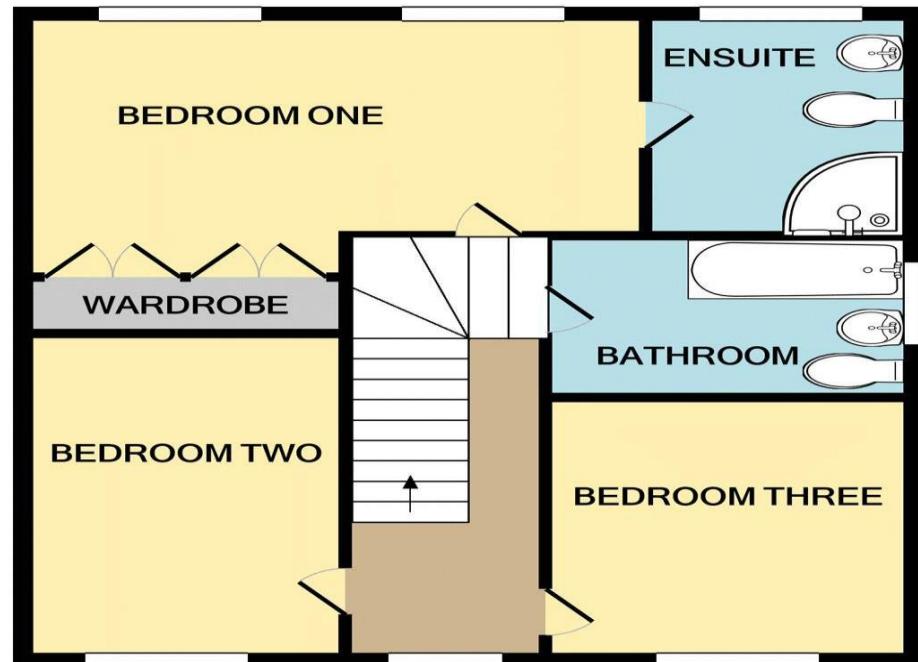








GROUND FLOOR



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 Offices, take the main A520 Cheddleton Road proceeding out of the town. Pass through Birchall, and after passing through Leekbrook, proceed up the hill taking the first turning right into East Drive. Follow this road for a short distance taking the first turning right into Villa Road. Bear left into Birchtree Drive and follow this road where the property is located on the right left side.

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