Whittaker & Biggs Est. 1930
Rostons Group







2 St. Edwards Road, Cheddleton, Leek, ST13 7JP

Offers In The Region Of £220,000

- Three bedroom semi detached family home
- Driveway to the front
- Village location
- Extended to the rear creating an impressive open plan living/dining room
- Garage
- Fitted kitchen
- Enclosed two tier garden with both decked and lawned areas

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Nestled in the charming village of Cheddleton, Staffordshire Moorlands, this delightful three-bedroom semi-detached home on St. Edwards Road offers a perfect blend of modern living and rural tranquillity. The property has been thoughtfully extended to the rear, creating a spacious open-plan living and dining area that is ideal for both entertaining and family gatherings.

The contemporary kitchen is designed with functionality in mind, providing a stylish space for culinary pursuits. The home features one well-appointed bathroom, ensuring convenience for all residents.

Outside, you will find a garage and a driveway, providing ample parking space. The enclosed rear garden is a true highlight, featuring a raised decked area perfect for al fresco dining or enjoying a morning coffee, alongside a lower area with a well-maintained lawn and additional decking, offering a serene outdoor retreat.

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Council Tax Band: B





Kitchen
11'5" x 9'7"
UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, stainless steel one and a half sink unit with drainer and chrome mixer tap, four ring Beko gas hob, stainless steel extractor, electric fan assisted oven, space for a freestanding dishwasher, space for a freestanding washing machine, wood work surfaces and upstands, heated towel rail, space for a freestanding fridge freezer, stairs to the first floor.

Living/Dining Room
17'9" x 17'2"
Two radiators, UPVC double glazed window and door to the rear elevation, built-in storage cupboards, shelving.

First Floor

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

Bedroom One
13'1" x 8'11"
UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

Bedroom Two
10'2" x 8'3"
UPVC double glazed window to the rear elevation, built in wardrobe, radiator

Bedroom Three
8'7" x 8'3"
UPVC double glazed window to the front elevation, radiator, airing cupboard housing immersion heated tank.

Bathroom
8'9" x 5'8"
(Maximum Measurement) Panelled bath, pedestal wash hand basin with chrome mixer tap, lower level WC, radiator, shower cubicle with chrome fitment, UPVC double glazed window to the front elevation.

Outside
Externally to the front is tarmacadem driveway, gravel area. Externally to the rear is a two-tiered garden. The top tier being a decked area, with the lower tier laid to lawn with further decked area, fenced boundaries, well-stocked borders, gated access to the side.

Garage
15'10" x 7'7"
Double doors to the front, window to the side, gas fired boiler.

Photograph Enhancement Disclaimer
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accurate representation of the property, prospective purchasers should not rely solely on the photographs and are advised to inspect the property in person.























Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

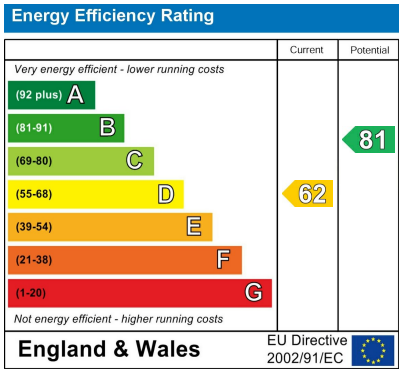


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