Whittaker & Biggs Est. 1930
Rostons Group







# 1 St. Edwards Road, Cheddleton, Leek, ST13 7JP

## Offers In The Region Of £225,000

- Selling with NO CHAIN! semi-detached family home occupying a generous corner plot
- Three spacious bedrooms, with Bedrooms One and Two each extending to over 5 metres in length
- Private driveway and car port offering ample off-road parking
- Conveniently positioned close to local amenities, excellent travel links, and commuter routes
- Extended to the rear creating spacious and versatile accommodation
- Well-planned layout offering excellent family living space throughout
- Substantial south-facing rear garden, ideal for outdoor entertaining and family enjoyment
- Large sitting/dining room with sliding patio doors opening onto the rear garden
- Integral garage providing additional storage or secure parking
- Situated in a highly sought-after residential location

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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# 1 St. Edwards Road, Leek ST13 7JP

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this semi-detached house boasting a generous corner plot. The property is free from any upper chain, allowing for a smooth transition into your new home.

The spacious and inviting large sitting/dining room features sliding patio doors that seamlessly connect the indoor space to the substantial south-facing rear garden. This outdoor area is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property comprises three well-proportioned bedrooms, with Bedrooms One and Two each extending over 5 metres in length, providing ample space for relaxation and personalisation. The layout is thoughtfully designed to ensure comfort and functionality for everyday living.

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Council Tax Band: B





## Ground Floor

### Porch
7'0" x 3'0"
UPVC double glazed door with side light windows to the side aspect, UPVC double glazed window to the frontage, exposed brick.

### Hall
Wood glazed door to the frontage, stairs to the first floor, radiator.

### Kitchen
11'3" x 6'3"
UPVC double glazed window to the frontage, units to the base and eye level, space for a freestanding cooker, extractor hood, stainless steel sink and drainer chrome mixer tap, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, space for an undercounter fridge, radiator, inset ceiling spotlights, serving hatch.

### Sitting / Dining Room
17'7" x 17'5" max measurement
UPVC double glazed sliding doors with sidelight windows to the rear, wall mounted gas fire, two radiators.

### Rear Porch
6'9" x 3'0"
UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, shelving.

### Garage
16'0" x 8'0"
Metal up-and-over door, wood glazed window to the side aspect, gas fired boiler, power and light.

## First Floor

### Landing
UPVC double glazed window to the side aspect, loft hatch.

### Bathroom
6'7" x 5'8"
UPVC double glazed window to the frontage, enamel bath, chrome taps, electric Mira shower over, concertina glass shower screen, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, built in storage cupboard.

### Bedroom One
20'6" x 8'11" max measurement
UPVC double glazed window to the rear, fitted wardrobes, radiator.

### Bedroom Two
17'6" x 8'4" max measurement
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator.

### Bedroom Three
8'7" x 8'11" max measurement
UPVC double glazed window to the frontage, radiator, built-in storage

cupboard.

## Externally

To the frontage, cobblestone driveway, carport, mature trees and shrubs, gated access to the rear.
To the rear, mainly laid to lawn, hedge and fence boundary, mature trees and shrubs, timber shed, glass greenhouse.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

























## Directions

## Viewings

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

## Council Tax Band

B

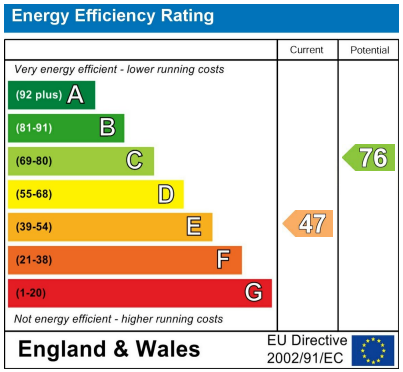



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