



Churchill Avenue, Cheddleton, ST13 7EJ.
Offers in the Region Of £195,000

Est. 1930
**Whittaker
& Biggs**

Churchill Avenue, Cheddleton, ST13 7EJ.

This two bedroom semi detached bungalow is nestled on an impressive plot, having driveway for three vehicles at the front, detached garage and a tiered garden to the rear, having excellent views. The property has an impressive 18ft living/dining room, well equipped kitchen and bathroom and two sizeable bedrooms at the rear.

You're welcomed into the property via the kitchen, but there is a hallway and further access towards the rear of the property. The kitchen has a good range of fitted units to the base and eye level, electric hob, oven, sink and space for a washing machine and fridge.

The living/dining room has a living flame gas fire and ample room for both living and dining furniture. A rear hallway provides access to the side of the property and to the two bedrooms and bathroom.

The bathroom incorporates a panel bath with shower over, pedestal wash hand basin and WC.

Externally to the front is a herringbone block paved driveway with gated access to the side and further herringbone paving providing access to the garage.

The garage is concrete sectional in construction, has up and over door, power and light connected. The rear garden is paved to patios, with a number of tiers and is well stocked. A viewing is highly recommended to appreciate its location, views, further potential and plot size.

Situation

The village of Cheddleton offers amenities including a convenience store, pharmacy and popular first school. Various country walks are within close proximity, along the Cauldon Canal, together with the popular Churnet Valley Railway. The village is situated some three miles from the thriving historic market town of Leek, which benefits from both independent local traders and supermarkets including Morrisons and Sainsbury's.



Entrance Hall

UPVC double glazed door to the side elevation, loft access, coving.

Living/Dining Room 18' 0" x 10' 9" (5.48m x 3.27m)

UPVC double glazed window to the front elevation, living flame gas fire, two radiators, coving.

Kitchen 9' 10" x 7' 7" (2.99m x 2.31m)

Range of units to the base and eye level, gas hob, electric oven, stainless steel sink unit with drainer, plumbing for washing machine, space for fridge, UPVC double glazed window to the front elevation, partly tiled, radiator, UPVC double glazed door to the side elevation.

Bathroom 7' 9" x 6' 7" (2.36m x 2.01m)

Suite comprising of bath with shower over and shower screen, lower level WC, pedestal wash hand basin, fully tiled, UPVC double glazed window to the side elevation, shaver point, tiled flooring.

Bedroom One 14' 9" x 9' 1" (4.49m x 2.77m)

Radiator, UPVC double glazed window to the rear elevation.

Bedroom Two 10' 6" x 9' 6" (3.20m x 2.89m)

Radiator, UPVC double glazed window to the rear elevation.

Outside

Blocked paved driveway to the front, gated access to the side with further block paving. To the rear are various patio areas over a number of tiers, with well stocked borders.

Detached Garage 10' 0" x 18' 1" (3.06m x 5.52m)

Concrete sectional, windows to the side, power and light, up and over door.



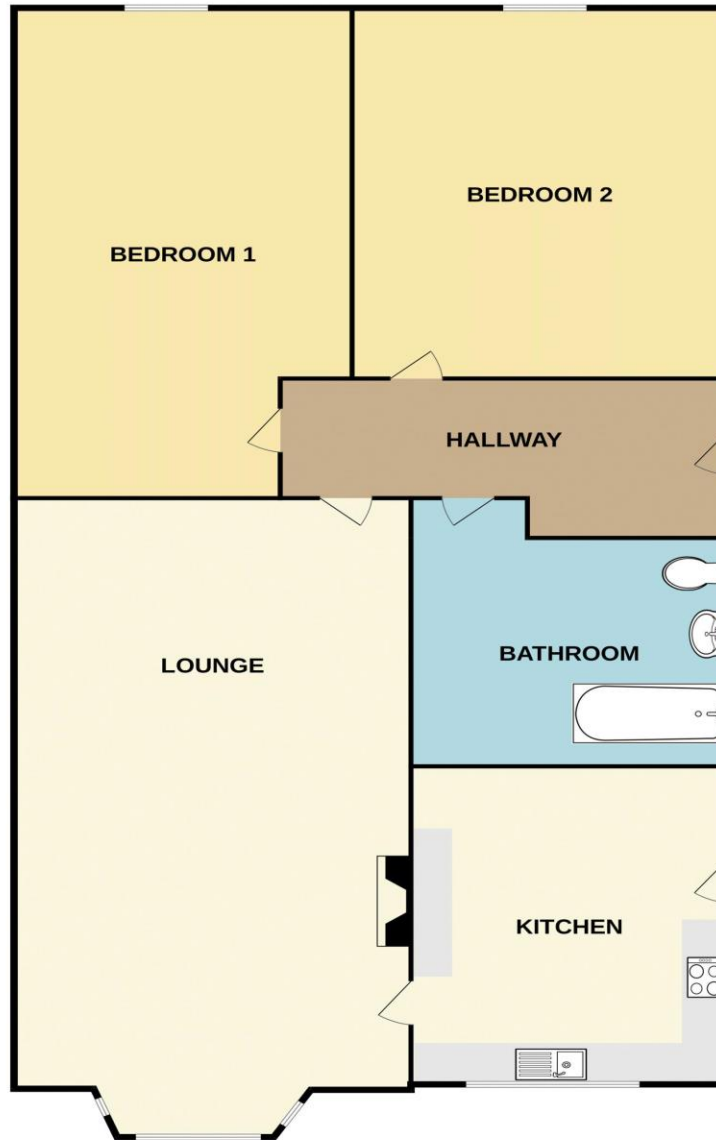
Note:
Council Tax Band: B

EPC Rating: D

Tenure: believed to be Freehold



GROUND FLOOR





Directions

From our Derby Street, Leek offices take the main A520 Cheddleton road and proceed out of the town and into the village of Cheddleton. Upon reaching the mini-roundabout, turn left into Basford Bridge Lane and follow this road for a short distance taking the second turning left into Hazelehurst Drive. Take the first turning right into Churchill Avenue and the property is situated a short distance along this avenue on the left 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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