



Station Road, Cheddleton, ST13 7EE.
£235,000

Whittaker Est. 1930
& Biggs

Station Road, Cheddleton, ST13 7EE.

This two bedroom terraced cottage is nestled within a semi rural location, just a short walk away from the Churnet Valley Railway station and Cauldon Canal. The property has a substantial garden to the front, laid to lawn, wild life are with water feature and timber summer house. To the rear is a timber clad pod, having power/light and is an ideal study for home working.

This deceptively spacious home has excellent living accommodation to the first floor, with a spacious living room with wood burning fire within a brick surround. An impressive dining kitchen has a wood burning range within a brick inglenook, with gas hob and electric cooker for convenience. The dining kitchen has ample room for a dining table and chairs, useful understairs storage and patio doors to the rear yard. To the rear is a utility area, a light and airy space with built in units, sink and space for a dryer, washing machine and fridge/freezer. The bathroom is a stunning suite, modern with a traditional twist, featuring p-shaped shower bath, with chrome fitment over, shower screen, low level WC and pedestal wash hand basin.

To the first floor the landing has a useful store and access to the loft room. The loft room currently has power, light, velux style window and has further potential, subject to the relevant approval. The two bedrooms are both doubles, with bedroom one having a useful WC off.

Externally to the rear is an enclosed yard area with gated access to the rear. Vehicle access is available to the rear and a car can comfortably park in front of the timber pod.

A viewing is highly recommended to appreciate the location, spacious and quality accommodation, further potential and plot.

Situation

The village of Cheddleton offers amenities including a convenience store, and popular first school. Various country walks are all on your doorstep 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.



Living Room

Wood glazed door to the front elevation, engineered oak floor, wood double glazed sash window to the front elevation, open fire set on a stone hearth with brick surround and wood mantle, radiator.

Dining Kitchen

Engineered oak flooring, fitted base and eye level units, wood burning Aga inside of an inglenook, radiator, four ring gas hob, electric oven, wood patio double glazed doors to the rear elevation, stairs to the first floor, under stair storage, tiled splashbacks.

Utility room

Velux style window to the side elevation, wood double glazed door to the side elevation, space for free standing fridge/freezer, spacer for dryer, space for washing machine, stainless steel one and half sink, mixer tap, tiled splashbacks, fitted units to the base and eye level, radiator.

Bathroom

P shaped shower bath with chrome fitment over, shower screen, chrome heated ladder radiator, low level WC, pedestal wash hand basin, double glazed wood window to the rear, Velux style window to the side elevation, built in cupboards housing Worcester gas fired boiler, radiator, wood double glazed window to the side elevation.

Landing

Loft access with ladder, storage cupboard.

Bedroom One 12' 11" x 11' 6" (3.93m x 3.50m)

Radiator, cast iron feature fireplace, wood double glazed window to the rear, WC room off with low level WC, pedestal wash hand basin.

Bedroom Two 15' 4" x 10' 11" (4.67m x 3.32m)

Two wood glazed windows to the front elevation, radiator, ornamental cast iron fireplace on a tiled hearth, built in shelving.

Loft Room

Power and light connected, Velux style window.

Externally

To the front area laid to lawn, fenced boundary, wild garden with mature plants and trees, gravel area, water feature, power connected outside, patio area, small pond, timber Summerhouse with glazed windows and door to the front elevation. To the rear gated access, vegetable plot, rear yard has gated access, patio area, power points and walled boundaries, outside water tap.

Timber Pod 12' 1" x 12' 8" (3.68m x 3.85m)

Power and light connected, glazed door and window to the front elevation with log store to the rear, power and light connected.



Note:
Council Tax Band: B

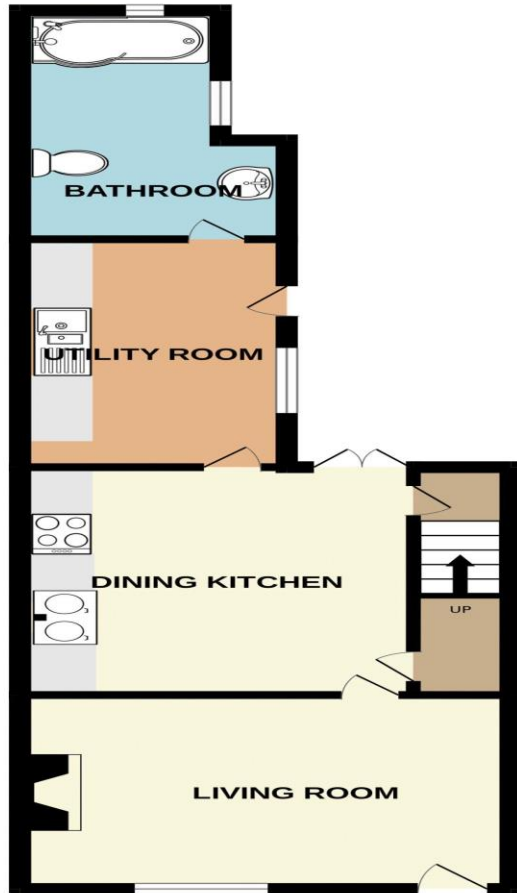
EPC Rating: D

Tenure: believed to be Freehold

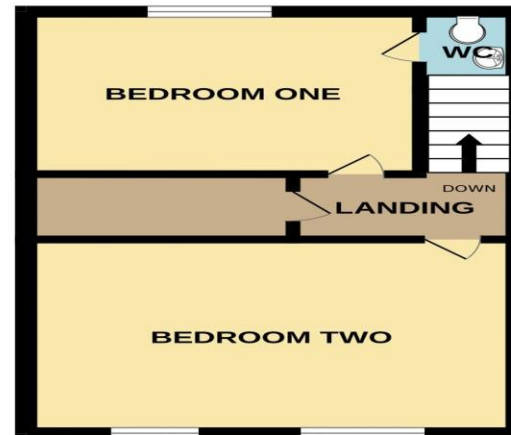




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton. Just after passing the speed camera turn left into Station Road. Follow this road for a short distance where the property is situated on the left hand side.

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