



Foxhill, Cheddleton Road, Birchall, Leek, Staffordshire, ST13 5QZ.
Offers in the Region Of £395,000

Whittaker Est. 1930
& Biggs

Cheddleton Road, Birchall

Leek, Staffordshire, ST13 5QZ.

This substantial detached two bedroom split level bungalow is nestled on a substantial plot in the highly regarded location of Birchall. The property boasts two reception rooms, kitchen, integral 18ft garage, two double bedrooms, well equipped bathroom with separate WC. The plot delivers off street parking for a number of vehicles within the driveway and an impressive private rear garden, which is mainly laid to lawn.

You're welcomed into the property via the hallway, providing access to the garage which is located on a lower tier. The kitchen, living room and dining room are located on the same level and on the upper tier, two bedrooms, bathroom and WC. The living room is a light and airy space, having windows to the front/side, excellent views to the frontage, living flame gas fire on a marble style surround, hearth and mantle and double doors provide access to the dining room. The dining room has ample room for a family sized dining table and chairs, patio door to the rear garden and access to the kitchen. A good range of fitted units are located within the kitchen, stainless steel sink, drainer, mixer tap, electric cooker point, extractor and space for free standing fridge/freezer. A rear porch is located off the kitchen with a useful storage cupboard, which houses plumbing for a washing machine.

To the upper level is a landing area, having cupboard which houses an immersion heated tank. Bedroom one is located to the front of the house, having built in wardrobes and bedroom two is located to the rear of the property. The bathroom houses both a panel bath and shower enclosure, with integral fitment and vanity wash hand basin. The garage is an impressive 18ft, has power, light, electric up and over door and Glow-worm gas fired boiler.

Externally to the frontage is a tarmac driveway, steps to the front door with access to the rear garden at the side of the property. To the rear is an area laid to patio, steps to an upper tier, mainly laid to lawn with well stocked borders and hedged boundaries.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's location, plot, spacious and versatile layout and further potential.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders.



Entrance Hallway

Wood glazed door to the front elevation, glazed window to the front elevation. Access to the garage, radiator, loft access, stairs to an upper level.

Living Room 17' 5" x 11' 11" (5.30m x 3.63m)

Two wood double glazed windows to the front elevation, two wood double glazed windows to the side elevation, two radiators, living flame gas fire, marble style hearth, surround, and mantle, double doors into dining room.

Dining Room 9' 11" x 11' 7" (3.01m x 3.52m)

Radiator, aluminium double glazed patio door to the rear

Kitchen 14' 1" x 9' 11" (4.29m x 3.01m)

Fitted units to the base and eye level, wood double glazed windows to the rear, stainless steel sink, drainer, mixer tap, four ring electric hob, electric grill and extractor above, space for a freestanding fridge/freezer, partly tiled. Rear porch with a wood glazed door to the rear elevation and a storage cupboard with plumbing for a washing machine.

Upper Level

Landing

Radiator, airing cupboard, housing immersion heated tank.

Bedroom One 11' 2" x 15' 8" (3.40m x 4.78m)

Double glazed window to the front elevation, radiator fitted wardrobes.

Bedroom Two 11' 7" x 10' 11" (3.52m x 3.32m)

Wood double glazed window to the rear elevation, radiator, storage cupboard.

Bathroom 9' 4" x 6' 4" (2.84m x 1.92m)

Panel bath, vanity wash and basin with storage beneath. Partly tiled, electric shaver point, radiator with double glazed window to the side elevation. Shower enclosure with integral chrome fitment.

WC

Wall mounted sink, low level WC, radiator, electric shaver point, wood double glazed window to side.

Garage 15' 10" x 18' 6" (4.83m x 5.63m)

Electric up and over door, two double glazed wood windows to the side, power and light connected, glow-worm gas fired boiler.

Externally

To the front, tarmac driveway, steps to an upper tier, access to the side, hedged boundary.

To the rear, block paved patio, outside water tap, courtesy lighting, well-stocked borders, raised lawn area with hedged boundary



Note:
Council Tax Band: E

EPC Rating: TBC

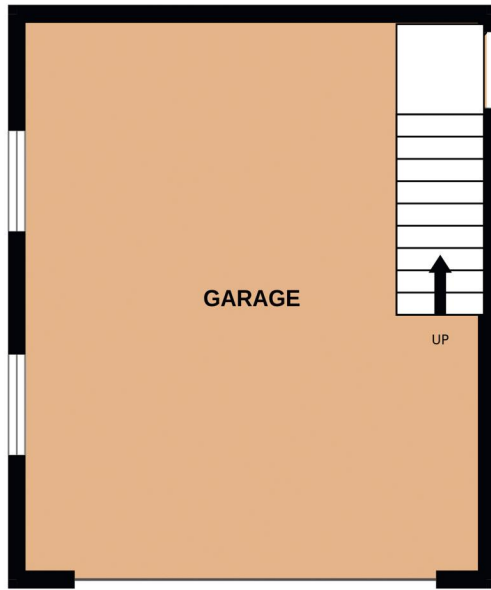
Tenure: believed to be Freehold







LOWER LEVEL



GROUND 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 office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the roundabout and take the left hand turning adjacent to the Birchall Golf Course entrance, where the property is then situated in front of you and identifiable by a Whittaker and Biggs for sale sign.

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