



Station Road, Cheddleton, ST13 7EE.
£165,000



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This beautifully presented two bedroom terrace cottage is finished to an excellent standard throughout. A deceptively spacious, light and airy property which boasts two reception rooms, first floor bathroom, enclosed private garden and located just a short walk away from the Churnet Valley Railway.

You're welcomed into the property via the dining room, having a feature cast iron fireplace, with wood surround, granite style hearth and ample space for a dining table and chairs. The living room incorporates a multi-fuel stove set within a brick surround, stone hearth, oak mantle and access to the first floor. The kitchen has a range of units located to the base and eye level, plumbing and space for a washing machine, electric cooker and wall mounted Glow-worm boiler. Beyond the kitchen is a breakfast area, having breakfast bar, door to the rear garden and ample space for a dryer.

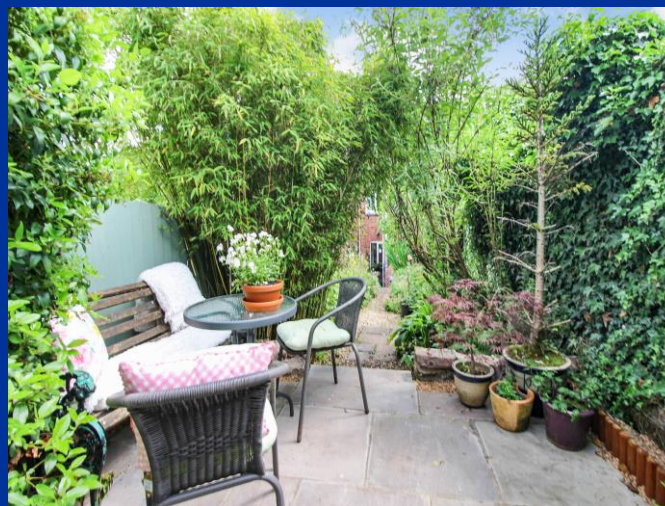
To the first floor are two double bedrooms, with bedroom two having part panelled walls and built in wardrobe. The well equipped bathroom has panel bath with electric shower over, pedestal wash hand basin and low level WC.

Externally to the frontage is stepped access with mature garden. To the rear is an enclosed garden, having patio and gravel areas, feature pond, timber shed and well stocked borders.

A viewing is highly recommended to appreciate this immaculate home, its spacious accommodation and private gardens.

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.



Dining Room 15' 0" x 10' 11" (4.57m x 3.33m)

Composite double glazed door to front elevation, UPVC double glazed bay window to the front elevation, radiator, feature fireplace with cast iron surround, granite style hearth, wood mantle, cornicing.

Living Room 11' 11" x 10' 11" (3.62m x 3.32m)

Understairs storage, multi fuel burner set on stone hearth, brick surround and mantle, UPVC double glazed window to the rear elevation, dado rail, radiator, staircase to the first floor.

Kitchen 7' 10" x 6' 4" (2.40m x 1.92m)

Range of fitted units to the base and eye level, electric hob, oven and grill. Plumbing for washing machine, wall mounted gas fired Glow Worm boiler, stainless steel sink unit with mixer tap over, tiled splashbacks, UPVC double glazed window to the side elevation.

Breakfast Area 6' 4" x 5' 3" (1.94m x 1.60m)

Space for dryer, UPVC double glazed door to the side elevation, loft access.

First Floor

Landing

Radiator.

Bedroom One 12' 0" x 10' 11" (3.65m x 3.33m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 12' 1" x 10' 11" (3.68m x 3.33m)

UPVC double glazed window to the rear elevation, radiator, part panelled walls, built in wardrobe.

Bathroom 7' 10" x 6' 4" (2.38m x 1.93m)

Panelled bath, lower level WC, pedestal wash hand basin, electric Mira shower over, partly tiled, UPVC double glazed window to the rear elevation, electric shaver point.

Externally

To the rear garden is walled boundary, outside water tap, courtyard laid to stone, Timber shed, steps to upper level, well stocked borders, pond, fenced boundaries. Further tier which is laid to Indian stone patio, fenced boundaries, green house, gravelled area, mature plants, trees and shrubs.



Note:
Council Tax Band: B

EPC Rating: C

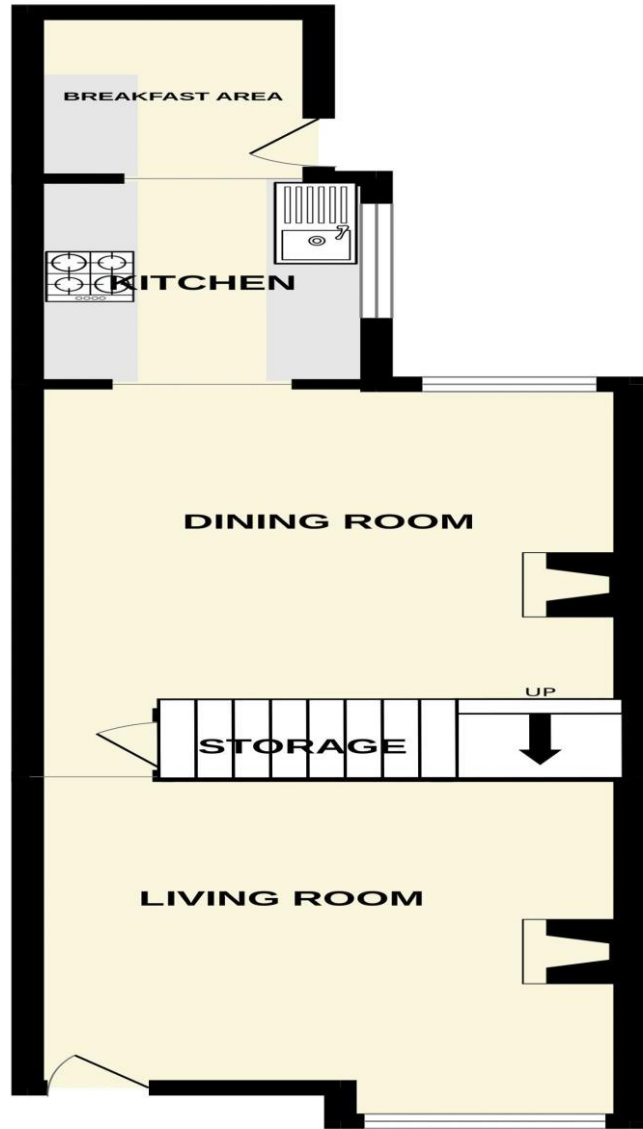
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



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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