Whittaker & Biggs Est. 1930
Rostons Group







116 Cheadle Road, Cheddleton, Leek, ST13 7HW

Offers In The Region Of £269,950

- Offered for sale with no onward chain, allowing for a straightforward and potentially quicker purchase.
- Detached garage offering excellent storage, workshop space, or further parking.
- Contemporary first-floor shower room fitted with modern fixtures and fittings.
- Well-presented semi-detached home situated within a popular and established residential location.
- West-facing rear garden, ideal for enjoying afternoon and evening sunshine.
- Fitted kitchen with separate utility room with WC, providing additional storage and practical laundry space.
- Large private driveway providing ample off-road parking for multiple vehicles.
- Three well-proportioned bedrooms, suitable for families, professionals, or those working from home.
- Spacious open-plan sitting and dining rooms, creating an ideal environment for family living and entertaining.

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this well-presented semi-detached property occupying a popular residential location and providing spacious accommodation ideally suited to families, first-time buyers, and those seeking a home with character and practicality. Conveniently positioned for local amenities, schools, and transport links, the property enjoys a welcoming setting within an established neighbourhood.

The heart of the home is the impressive open-plan sitting and dining room, creating a sociable and versatile living space perfect for everyday family life and entertaining. Character features include a charming cast iron open fire and a log-burning stove, both of which add warmth and character to the accommodation. The kitchen is well-equipped and is complemented by a separate utility room with the convenience of a WC, providing valuable additional storage and laundry facilities.

3 1 2

Council Tax Band: C





Location

Living at Cheadle Road, Cheddleton offers a combination of convenience, countryside surroundings, and access to excellent local amenities. Situated on one of Leek's principal residential routes, the property enjoys easy access to the town centre, where you'll find a wide range of independent shops, supermarkets, cafés, restaurants, and leisure facilities. The location is particularly appealing for families, with several well-regarded primary and secondary schools nearby, as well as a variety of parks and recreational facilities.

The property is perfectly positioned for those who enjoy the outdoors, with the stunning Peak District National Park, Rudyard Lake, and the beautiful Staffordshire Moorlands countryside all within easy reach. These nearby attractions provide endless opportunities for walking, cycling, water sports, and exploring picturesque villages and landscapes.

For commuters, Cheadle Road offers excellent transport connections to Stoke-on-Trent, Cheadle, Uttoxeter, and the wider road network, making it a practical base for travelling across Staffordshire and beyond. Combining the charm of a historic market town with excellent amenities, strong community spirit, and access to some of the region's most beautiful countryside, this is a location well suited to families, professionals, and retirees alike.

Ground Floor

Hall

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator, meter cupboard.

Sitting Room

12'0" x 10'11"

UPVC double glazed bay window with shutter to the frontage, cast iron open fire, granite hearth, radiator.

Dining Room

12'5" x 12'5" max measurement

UPVC double glazed French doors to the rear, log burner, granite hearth, radiator.

Kitchen

13'5" x 7'4" max measurement

UPVC double glazed window to both side aspects, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, freestanding Hotpoint cooker, integral Neff dishwasher, integral fridge freezer, tiled floor.

Rear Hall

8'1" x 3'10"

UPVC double glazed door to the side aspect, airing cupboard with radiator, tiled floor.

Utility / WC

9'8" x 7'6"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, low level WC, stainless steel sink unit, radiator, space and plumbing for a washing machine, gas fired wall mounted Baxi combi boiler, tiled floor.

First Floor

Landing

Two UPVC double glazed windows to the side aspect, radiator, loft hatch.

Shower Room

12'6" x 4'4"

UPVC double glazed window to the side aspect, walk-in shower enclosure chrome fitments, vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights.

Bedroom One

11'11" x 11'0"

UPVC double glazed window with shutters to the frontage, radiator.

Bedroom Two

12'4" x 9'6"

UPVC double glazed window to the rear, radiator.

Bedroom Three

13'1" x 7'8" max measurement

UPVC double glazed window to the rear, radiator.

Loft
Boarded, pull-down-ladder, light, power sockets.

Externally
To the frontage, lawned area, wall and hedge boundary, gated access to the rear.
To the rear, area laid to lawn, decked area, wall hedge and fence boundary.
To the side aspect, private driveway suitable for multiple vehicles, detached garage, further parking.

Detached Garage
16'2" x 13'9"
Concrete sectional, wood double doors, power and light, inspection pit.

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.

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The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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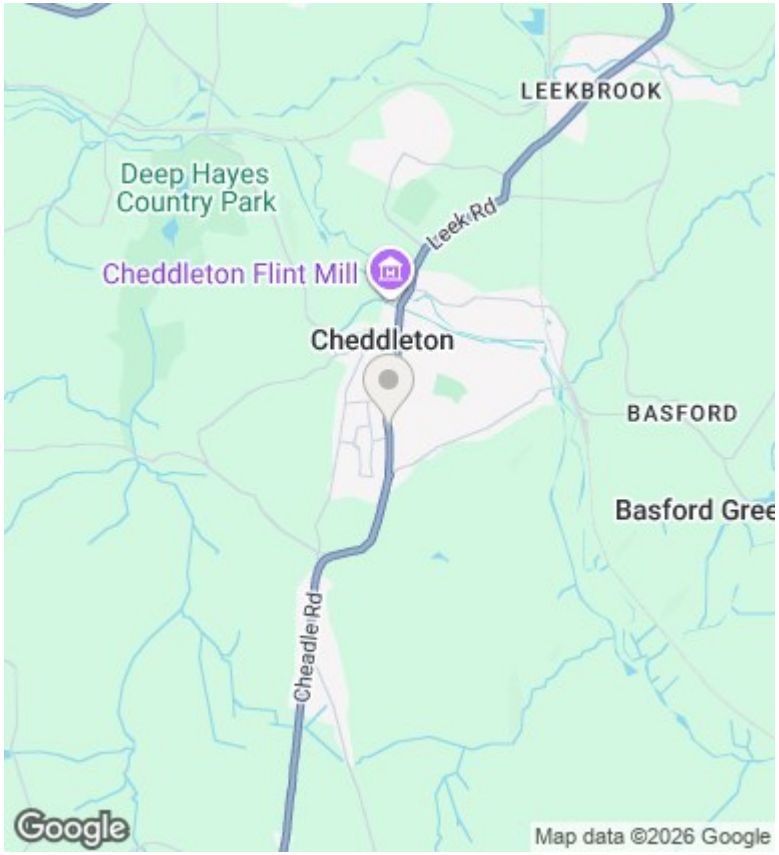












Directions

Viewings

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

Council Tax Band

C

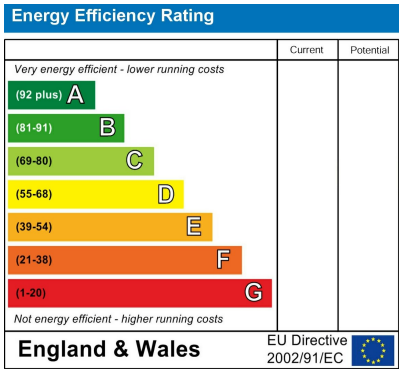


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