



36 Hillside Road, Staffordshire, ST13 7JQ

Offers in the region of £210,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"It's not how big the house is, it's how happy the home is." – Unknown

A beautifully presented three-bedroom semi-detached home situated in a peaceful residential area within the popular village of Cheddleton. With open-plan style living and neutral, warm interiors, this impressive home is perfect for couples and young families alike.

Denise White Estate Agents Comments

Situated in the highly desirable village of Cheddleton, this beautifully presented three-bedroom semi-detached home has been thoughtfully renovated to a high standard throughout by the current owners, offering a stylish and comfortable living space ready to move into.

Upon approach, a well-maintained front lawn and a side driveway provide a warm welcome and convenient off-road parking. Inside, a bright and inviting entrance hall leads to a stunning kitchen designed with classic shaker-style cabinets, wooden worktops, and a ceramic sink—combining timeless style with practical functionality.

To the rear, the spacious lounge diner offers the perfect setting for family life or entertaining, with a pleasant outlook over the garden and plenty of natural light. A rear porch adds extra convenience with useful storage space.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom positioned at the rear of the property. The extended bathroom features a modern suite, creating a fresh and relaxing space to unwind.

Outside, the rear garden is laid to lawn and bordered by mature hedging, offering privacy and a pleasant outdoor space. A detached single garage provides excellent additional storage or secure parking.

This is a fantastic opportunity to own a move-in-ready home in a sought-after village location, blending modern updates with classic charm.

Location

Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the

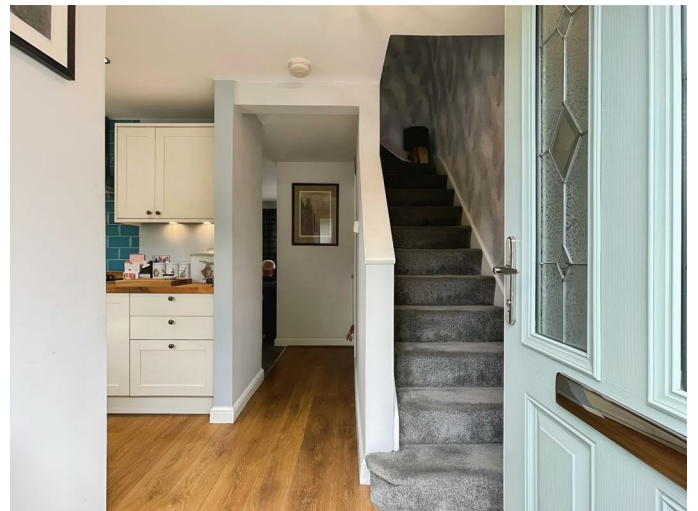
Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way

Entrance Hall

12'11" x 5'11" (3.95 x 1.81)



Wood effect laminate flooring. Composite door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Under stairs storage. Ceiling light. Access into:-

Kitchen

8'7" x 8'3" (2.63 x 2.54)



Continued wood effect flooring. A range of shaker style wall and base units with lighting and wooden work surfaces above. Ceramic sink unit with mixer tap above. Integrated fridge, freezer, electric oven with gas hob and extractor fan above. Wall mounted radiator. UPVC double glazed window to the front aspect. Inset spotlights.

Lounge Diner

13'1" max x 15'1" max (4.01 max x 4.60 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Double doors into rear porch. Ceiling light.

Rear Porch

3'1" x 6'7" (0.94 x 2.02)

Upvc double glazed windows to the side and rear aspect. UPVC door to the rear aspect.

First Floor Landing

Fitted carpet. Over stairs storage cupboard. Loft access. Ceiling light.

Bedroom One

12'3" x 8'9" (3.74 x 2.69)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

9'11" x 6'11" (3.03 x 2.12)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Three

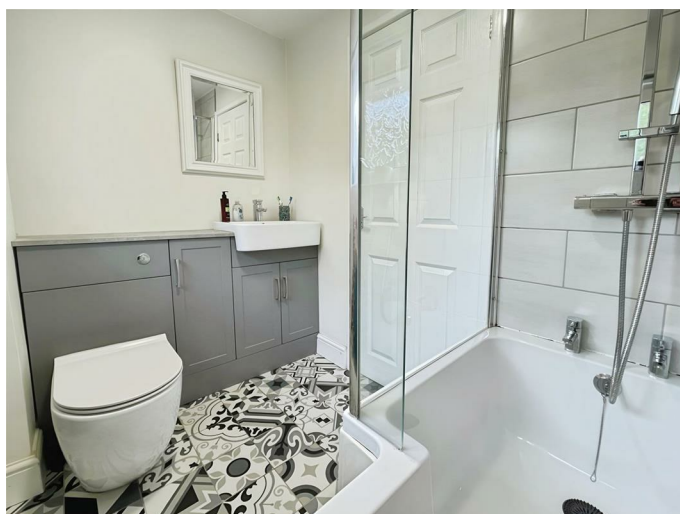
5'11" x 9'3" (1.82 x 2.84)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

5'5" x 7'8" (1.66 x 2.35)



Tiled flooring. Partially tiled walls. Fitted bath with shower above and glass shower screen. Wall mounted ladder style towel rail. Low-level WC. Vanity unit with wash hand basin and storage underneath. Obscured UPVC double glazed window to the front aspect. Extractor fan. Ceiling light.

Outside



To the front of the property is a well maintained lawned garden with paved driveway to the side of the property leading to a detached single garage at the rear of the home. There is also a lawned garden with mature hedgerow to the rear and access from the rear porch.

Garage

10'3" x 19'7" (3.14 x 5.97)



Open and over door to the front aspect. UPVC door to the side aspect. Power and lighting.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

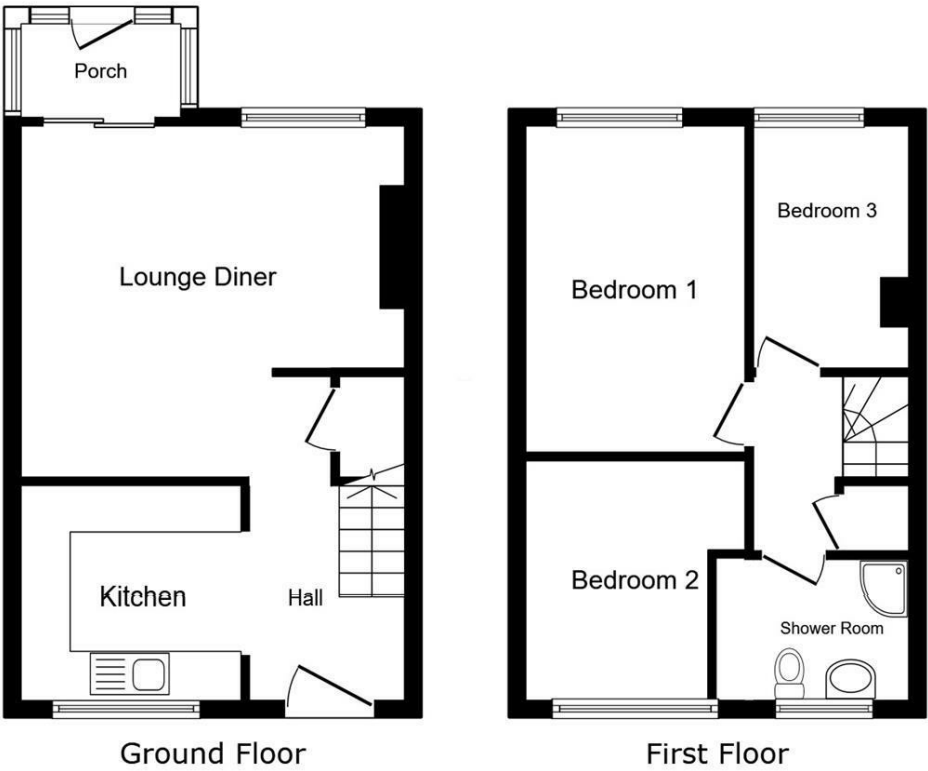
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



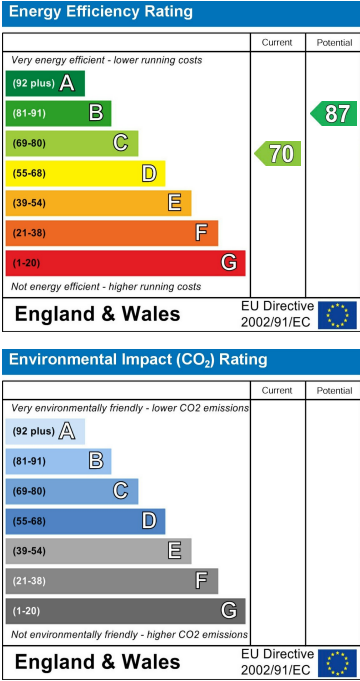
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.