



7 High Lane, Cheddleton Heath, ST13 7DY

Asking price £220,000

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"To dwell in the country is to be close to the earth's heart." — John Burroughs

A well presented two bedroom semi-detached home located in a peaceful semi rural location. With impressive views to the front of The Roaches, this charming home boasts original features such as wooden flooring, 1930's style doors and an open fire.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

Tucked away on a highly sought-after semi-rural lane just off Cheddleton Heath Road, this charming two-bedroom semi-detached property offers a wonderful blend of character, comfort and location. Well presented throughout, the home boasts appealing features including parquet flooring and a cosy open fire, creating a warm and inviting atmosphere.

To the front of the property is a paved driveway with gated access, attractively enclosed by mature hedgerow. The accommodation begins with a small entrance porch, leading into the home where stairs rise to the first floor. The charming living room enjoys a welcoming open fire, perfect for relaxing evenings. Beyond, a spacious breakfast kitchen features fitted wooden cabinets, ample space for dining and attractive parquet flooring. Off the kitchen is a useful utility room and side porch providing access to the side of the property. A ground floor WC and handy understairs storage complete the ground floor layout.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is positioned to the front of the home and benefits from two windows and a separate storage area, ideal for use as a dressing area. The second bedroom overlooks the rear garden and offers excellent storage with built-in wardrobes. A neutrally decorated bathroom services both bedrooms.

Externally, access to the left-hand side of the property leads to the generous rear garden, which has been thoughtfully designed for low maintenance. The garden is partially paved and gravelled, complemented by a variety of planted borders. To the rear are a useful storage shed and greenhouse.

Overall, this delightful home will appeal to a range of buyers including couples, downsizers and young families seeking an attractive property in a peaceful and desirable location.

Location

Situated in an extremely sought-after location between Leek and Cheddleton.

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Porch

4'1"×3'7" (1.26×1.11)

Tiled flooring. Stairs to the first floor accommodation. UPVC door to the front aspect. Wall mounted radiator. Ceiling light. Access into: –

Living Room

11'11" max times 11'11" max (3.64 max times 3.65 max)

Wooden flooring. UPVC double glazed window to the front aspect. Open fire with tiled half and wooden surround. Wall mounted radiator. Coving. Ceiling light. Access into: –

Kitchen Diner

14'9" x 10'8" max (4.51 x 3.27 max)

Parquet flooring. Tiled flooring. Wall mounted radiator. Range of wooden wall and base units with laminate worktops above. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated electric oven and hob with extra extractor fan above. UPVC double glazed window to the rear aspect. Two ceiling lights. Access into: –

Utility

8'3"×4'0" (2.52×1.23)

Tiled flooring. Base unit with worktop above. Under counter space for washing machine and tumble dryer. Wall mounted combination boiler. UPVC double glazed window to the rear aspect. Ceiling light.

WC

2'10"×4'1" (0.88×1.25)

Low level WC. Pedestal wash and basin. Wall mounted radiator. Frosted UPVC double glazed window to the side aspect. Ceiling light..

Side Porch

4'2"×2'11" (1.28×0.90)

Tiled flooring. Under stair storage cupboard. Wooden door to the side aspect. Ceiling light. Access into: –

First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Ceiling light.

Bedroom One

11'3"×11'10" (3.44×3.63)

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

Bedroom Two

10'5" x 7'7" to wardrobes (3.18 x 2.32 to wardrobes)

Fitted carpet. Wall mounted radiator. Built-in wardrobes. UPVC double glazed window to the rear aspect. Wall light. Loft access. Ceiling light.

Bathroom

7'8"×5'4" (2.35×1.65)

Tiled effect flooring. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Fitted bath with electric shower above. Frosted UPVC double glazed window to the rear aspect. Ceiling light.

Outside

To the front of the property is off road parking which is gated and enclosed with mature hedgerow. Access to the side of the home leads to a good sized rear garden which is partially gravelled and paved with surrounding borders. To the rear of the garden is a range of borders ideal for growing veg along with a greenhouse and useful storage shed.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan



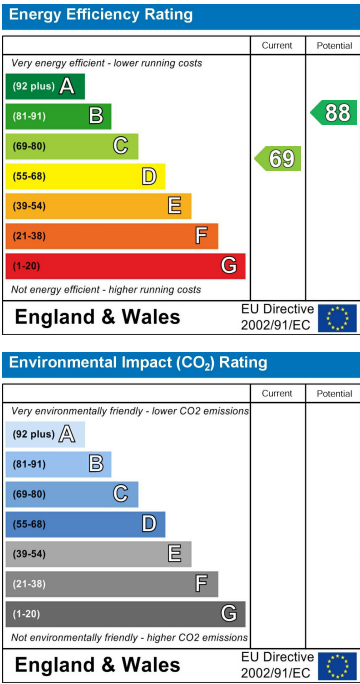
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.