



 DENISE



## 28 Cauldon Avenue, Leek, ST13 7EL

**Offers in the region of £235,000**

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

A three-bedroom semi-detached home offering excellent potential and requiring modernisation. The property features an entrance porch and hallway, a rear-facing kitchen with garden views leading into a dining area, a spacious lounge with open views towards Cheddleton Heath, and a useful utility room.

Upstairs are three well-proportioned bedrooms, two with fitted wardrobes, and a family bathroom. Externally, there are front and rear gardens, along with a driveway providing parking for two vehicles. An ideal opportunity for buyers looking to add value in a sought-after location.

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

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## Denise White Agent Comments

This three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and add value. Set in a desirable position with open views towards Cheddleton Heath, the property offers generous accommodation and excellent potential throughout.

The ground floor comprises an entrance porch leading into a welcoming hallway, providing access to the main living spaces. The kitchen is positioned to the rear of the property, enjoying views over the garden, and opens through to a dedicated dining area, ideal for family living. A spacious lounge to the front offers an abundance of natural light and attractive outlooks across Cheddleton Heath. Completing the ground floor is a practical utility room.

To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, along with a family bathroom.

Externally, the property features both front and rear gardens, while the front driveway provides off-road parking for two vehicles leading to a useful storage space.

Offered with great scope to update and personalise, this home is ideal for families, investors, or those seeking a project in a popular and convenient location.

## 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 Hallway

Fitted carpet. Wall mounted radiator. Access into kitchen. Access into Utility. Access into living room. Stair access leading to first floor accommodation. Ceiling light.

## Kitchen

9'4" x 8'9" (2.87 x 2.68)



Vinyl flooring. Wall mounted radiator. Fitted with a range of wall and base units. Space for fridge. Integrated oven. Electric hob. Drainer style sink unit. UPVC double glazed window to the rear aspect. Access into dining room. Ceiling light.

## Dining Room

11'1" x 8'10" (3.40 x 2.71)



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

## Lounge

19'11" x 11'7" (6.08 x 3.55)



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

## Utility

8'0" x 6'2" (2.44 x 1.88)

Vinyl flooring. Plumbing for washing machine. Access into garage. Ceiling light.

## Garage/Workshop

9'4" x 6'10" (2.87 x 2.10 )

Electric door to the front aspect. Wall mounted radiator. Power and Lighting. Hot and cold taps.

## First Floor Landing

Fitted carpet. Stairs leading to downstairs. Loft access. Ceiling light.

## Bedroom One

12'9" x 11'3" (3.91 x 3.45)



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

## Bedroom Two

11'4" x 9'0" (3.46 x 2.75)



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

### Bedroom Three

8'10" x 8'10" (2.71 x 2.70)



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

### Bathroom

8'9" x 5'5" (2.68 x 1.66)



Vinyl flooring. WC. Wash hand basin. Bath. Electric shower. Obscured double glazed windows. Inset spotlights.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No Upward Chain Involved

### 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 Or Rent?**

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 Will 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.

### **Need A Mortgage Advisor?**

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!

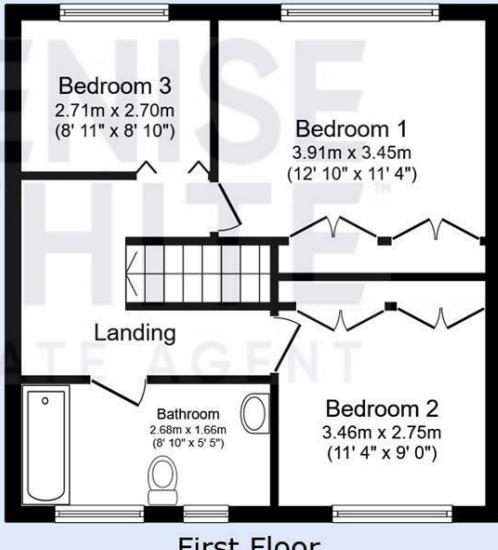
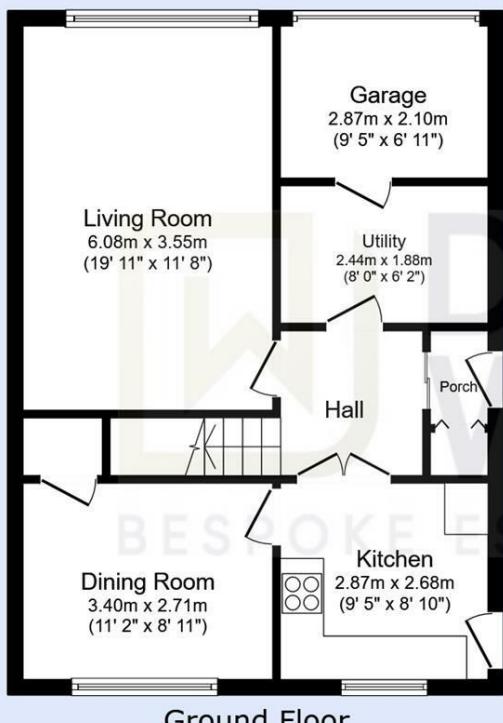
### **Solar Panel Details**

Please note there are solar panels owned by A Shade Greener and have been informed there is a 25 year lease from October 2015.

### **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



Floor area 57.8 sq.m. (623 sq.ft.)

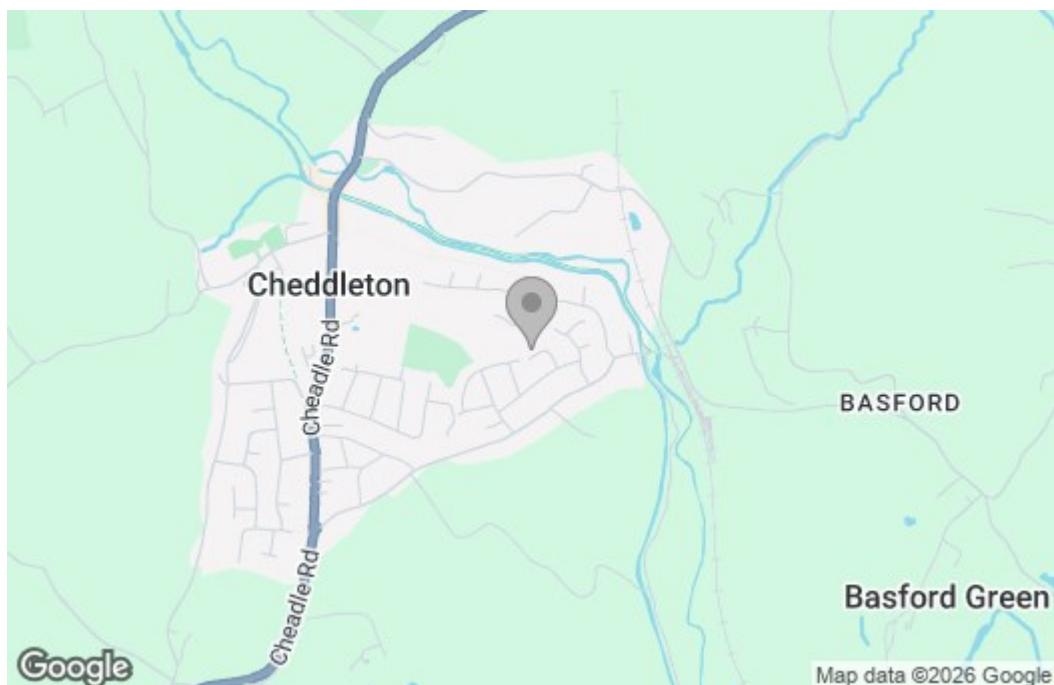
Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 100.9 sq.m. (1,086 sq.ft.)

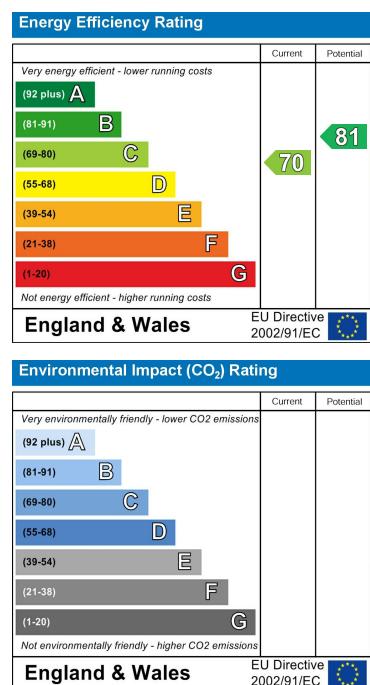
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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