



21 St. Edwards Road, Leek, ST13 7JP

£240,000

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"A simple home filled with love is worth more than a palace without warmth"

A beautifully maintained three-bedroom semi-detached home set on the sought-after St Edwards Road in Cheddleton. The property offers spacious and well-presented accommodation including a modern kitchen, large lounge opening to a conservatory with countryside views, and three good-sized bedrooms. Externally, there are two driveways providing ample parking, a detached garage, and a lovely private rear garden with lawn, patios, and a summer house. Perfectly located close to local shops, St Edwards First School, and the stunning Staffordshire Moorlands countryside.

Denise White Estate Agents Comments

Set in a desirable residential area on St Edwards Road in the ever-popular village of Cheddleton, this well-presented three-bedroom semi-detached home offers spacious, immaculately maintained accommodation ideal for modern family living.

To the ground floor, an entrance porch provides a practical welcome to the home, featuring a large utility cupboard with plumbing for a washing machine, space for a tumble dryer, and ample shoe storage. A door leads through to the entrance hall, from which stairs rise to the first floor and doors open to both the kitchen and lounge. The kitchen, positioned to the front aspect, is fitted with a range of units incorporating an integrated oven and hob, while the spacious lounge spans the rear of the property and opens through French doors to the conservatory – a delightful space to relax and enjoy lovely views over the garden and countryside in the distance.

To the first floor, there are two generous double bedrooms and a good-sized single bedroom, together with a modern family bathroom.

Externally, the property enjoys excellent parking options with two driveways – one to the front providing parking for two vehicles, and a second just around the corner, accessed from Dalehouse Road, also offering space for two cars and leading to a detached single garage. The rear garden is private and enclosed, featuring paved patio seating areas, a good-sized lawn, and a timber summer house. Gated access at the end of the garden leads along a short pathway to a timber shed, which connects internally to the garage – providing both practicality and convenience.

Ideally positioned within easy reach of local shops, amenities, and St Edwards First School, and just a stone's throw from the beautiful Staffordshire Moorlands countryside, this lovely home perfectly blends comfort, practicality, and scenic living.

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 Porch

6'0" x 4'8" (1.83 x 1.44)



uPVC entrance door to the side aspect. uPVC windows to the front and side aspects. Carpet. Radiator. Utility cupboard off housing the plumbing

for an automatic washing machine and providing space for a tumble dryer and shoe storage. Door leading into:-

Entrance Hall

Carpet. Radiator. Stairs leading to the first floor. Coving to the ceiling. Ceiling light. Doors leading into:-

Kitchen

9'5" x 8'7" (2.88 x 2.62)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over and single electric oven. Space for a fridge freezer. Vinyl flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Lounge

13'10" x 12'1" extending to 15'0" (4.23 x 3.69 extending to 4.58)



Carpet. Radiator. Coal effect gas fire on a tiled hearth and inset with wooden surround. Under stairs storage cupboard. Coving to the ceiling. Two ceiling lights. uPVC window to the rear aspect. French doors leading into:-

Conservatory

14'5" x 9'5" (4.40 x 2.88)



uPVC double glazed with French doors leading to the rear garden. Carpet. Radiator. Ceiling light and fan.

First Floor Landing



Carpet. Airing cupboard off housing the hot water cylinder. Loft access. Ceiling light. Doors leading into: –

Bedroom One

12'5" x 8'10" (3.80 x 2.70)



Carpet. Radiator. uPVC window to the rear aspect. Coving to the ceiling. Ceiling light.

Bedroom Two

9'4" x 8'10" (2.86 x 2.70)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Three

9'2" x 5'11" (2.80 x 1.82)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

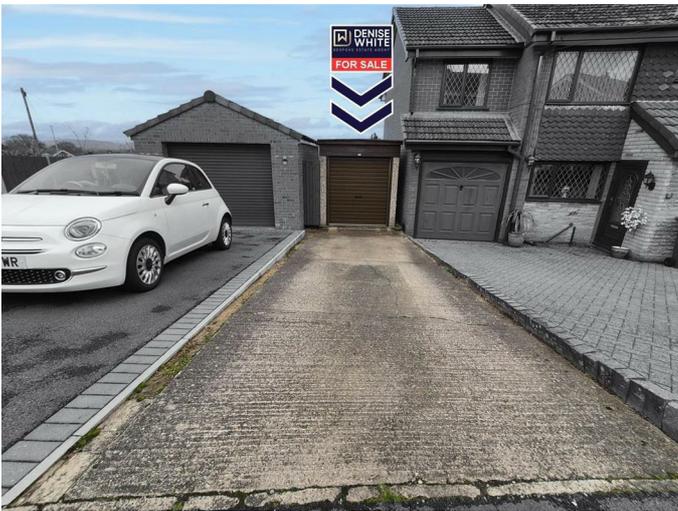
Bathroom

5'10" x 5'4" (1.78 x 1.65)



Fitted with a suite comprising of panelled bath with electric 'Mira' shower over, pedestal wash hand basin and low-level WC. Laminate flooring. Radiator. Obscured uPVC window to the front aspect. Ceiling light.

Outside



To the front of the property there is a driveway which provides off road parking for Two Vehicles. Around the corner there is an additional driveway accessed from Dalehouse Road, which provides off road parking for a further two vehicles and leads to a detached single garage, which in turn opens in to a timber storage shed from which steps lead down to a pathway provides private access to the rear garden.

Rear Garden



To the rear of the property there is a private and enclosed garden which comprises of paved patio seating areas which are positioned either end of a good sized lawn, together with a timber summer house. Gated access to the side leads to the front of the property. From the end of the garden a gated pathway leads on to a timber storage shed which opens internally in to the Garage.

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.

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!

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.

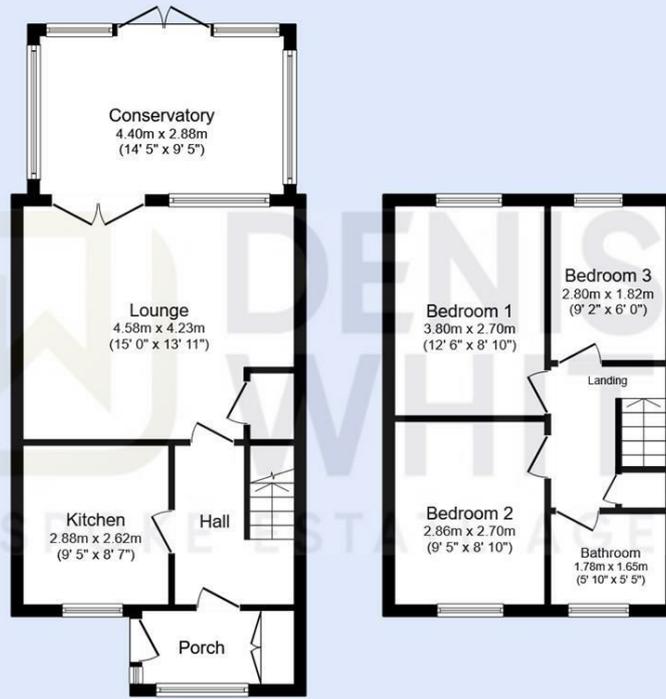
You Need A Solicitor!

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 Need 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.

Floor Plan



Ground Floor
 Floor area 52.7 sq.m. (567 sq.ft.)

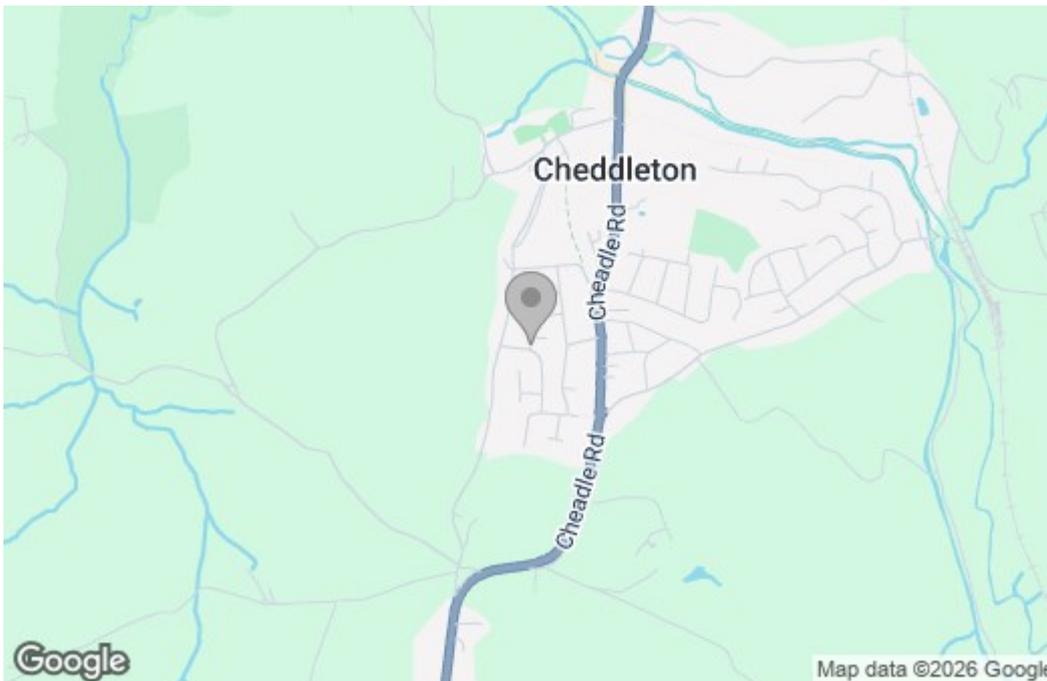
First Floor
 Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 87.9 sq.m. (946 sq.ft.)

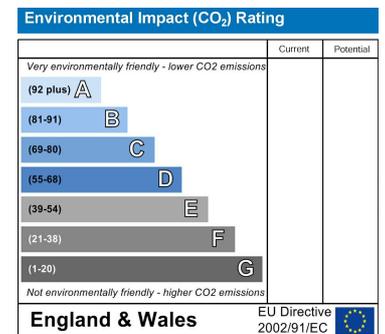
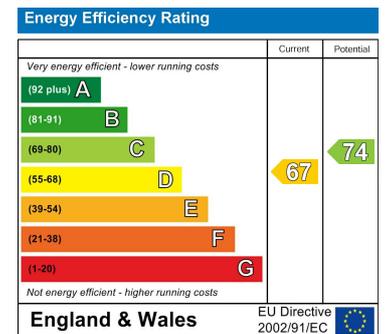
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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