



## 25 Hillside Road, Cheddleton, Staffordshire, ST13 7JQ

Asking Price £245,000

- Semi detached property
- 3 bedrooms
- Council tax band B
- Extended to the rear
- Separate dining room
- Balcony
- Enclosed rear garden

# 25 Hillside Road, Cheddleton ST13 7JQ

Whittaker & Biggs are pleased to offer to the market this deceptively spacious semi detached property which is situated in a quiet residential area in Cheddleton and has been extended to the rear on both floors.

The property is comprised of a kitchen, dining room and sitting room with balcony to the ground floor whilst to the first floor are three double bedrooms and a family bathroom. Additionally there is a storage area under the sitting room which is accessed from the rear garden.

The kitchen is sizable with the dining room off, providing the perfect space for entertaining. The bathroom has a contemporary white suite with both a bath and a separate shower enclosure.

Externally, the rear garden is mainly laid to lawn with a paved patio, well stocked borders and a balcony accessed from the sitting room. To the frontage is a private driveway and gated access to the rear of the property.

A viewing is highly recommended to appreciate this home's location, sizable living space and balcony overlooking the enclosed rear garden.



Council Tax Band: B



## Ground Floor

- Size : -

### Kitchen

11'3" x 9'7"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for an under counter fridge, space for an under counter freezer, Hotpoint electric fan assisted oven, gas four ring hob, extractor over, radiator, stairs to the first floor. - Size : - 11' 3" x 9' 7" (3.44m x 2.92m)

### Dining Room

16'1" x 7'9"

UPVC double glazed French doors to the frontage with side light windows, UPVC double glazed window to the side aspect, under stairs storage with plumbing for a washing machine. - Size : - 16' 1" x 7' 9" (4.91m x 2.35m)

### Sitting Room

18'6" x 17'6" Max measurement

UPVC double glazed French doors to the rear with side light windows, balcony off, UPVC double glazed door to the side aspect, gas fire with marble effect surround and hearth with mantel, back boiler, storage cupboards. - Size : - 18' 6" x 17' 6" (5.63m x 5.33m) Max measurement

## First Floor

- Size : -

## Landing

8'6" x 5'7" Max measurement

UPVC double glazed window to the side aspect, loft access. - Size : - 8' 6" x 5' 7" (2.58m x 1.70m) Max measurement

### Bedroom One

18'8" x 9'0"

UPVC double glazed window to the rear, radiator, built in wardrobes and over bed storage. - Size : - 18' 8" x 9' 0" (5.68m x 2.74m)

### Bedroom Two

17'6" x 8'4" Max measurement

UPVC double glazed window to the rear, radiator, built in wardrobe and over bed storage. - Size : - 17' 6" x 8' 4" (5.33m x 2.55m) Max measurement

### Bedroom Three

8'10" x 8'7"

UPVC double glazed window to the frontage, radiator, built in wardrobe, airing cupboard housing the hot water tank. - Size : - 8' 10" x 8' 7" (2.70m x 2.62m)

### Bathroom

6'8" x 5'8"

UPVC double glazed window to the frontage, panel bath with chrome taps, pedestal wash hand basin with chrome taps, low level WC, shower enclosure with electric Galaxy shower. - Size : - 6' 8" x 5' 8" (2.02m x 1.72m)

## Externally

To the frontage, tarmacadam driveway, gated access to the rear, walled

boundary.

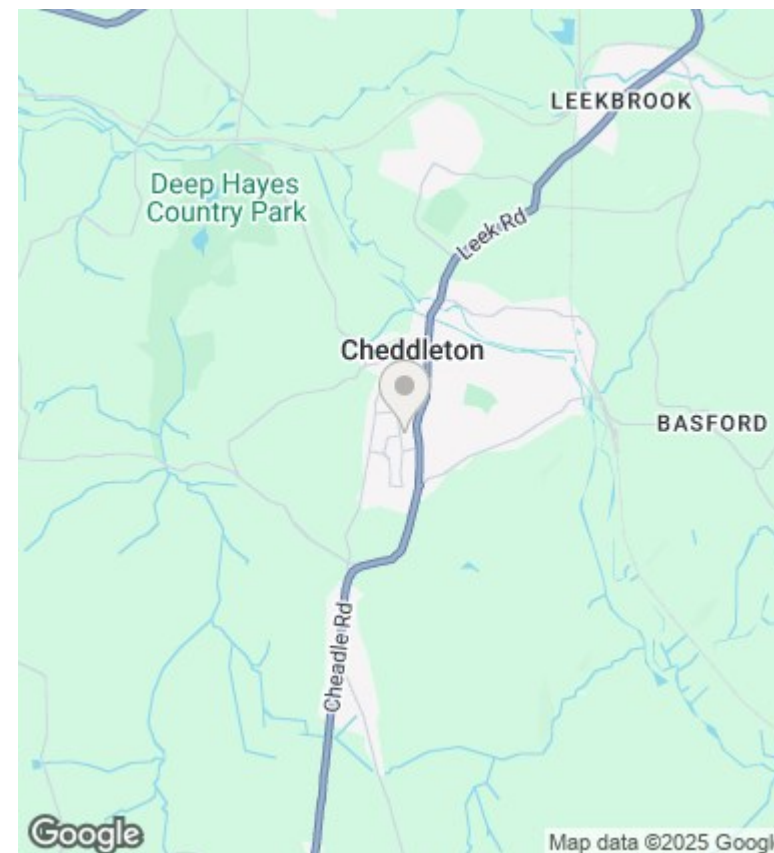
To the rear, paved patio, area laid to lawn, fenced boundary, mature trees and shrubs, balcony, under house storage. - Size : -







While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given. Made with Netwrix 12/2024



## Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the village of Leekbrook and into the village of Cheddleton continue up the hill and take the third turning right into St Hildas Avenue and at the T junction take the right turning into Hillside Road where the property is located on the right hand side.

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		