



## 71 Hillside Road, Cheddleton, Leek, ST13 7JQ

Offers In Excess Of £200,000

- Selling with NO CHAIN!
- Semi-detached bungalow
- Three bedrooms
- Bathroom & en-suite shower room
- Large rear garden
- Detached garage and driveway for up to four vehicles
- Double glazed throughout
- Large rear garden
- Gas fired combi boiler

# 71 Hillside Road, Leek ST13 7JQ

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this charming semi-detached bungalow on Hillside Road, presenting an excellent opportunity for those seeking a comfortable and versatile home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The layout includes a welcoming reception room, perfect for relaxation and entertaining. Additionally, the property features a family bathroom and an en-suite shower room, ensuring convenience for all residents.

Double glazing throughout enhances the energy efficiency of the home, while the gas-fired combi boiler promises warmth and comfort during the colder months. The private driveway offers off-road parking, complemented by a detached garage, providing extra storage or workshop space.



Council Tax Band: B



**Kitchen**

15'9" x 8'3"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, space for a freestanding cooker, extractor hood, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, radiator, space for undercounter fridge, space for undercounter freezer, gas fired wall mounted Main combi boiler.

**Sitting Room**

14'5" x 11'10"

UPVC double glazed French doors to the rear, radiator, gas fire, stone effect hearth and surround.

**Hall**

Loft hatch, radiator, storage cupboard.

**Bathroom**

6'7" x 5'8"

Panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, radiator, fully aqua boarded, inset ceiling spotlights, extractor fan.

**Bedroom One**

11'11" x 9'10"

UPVC double glazed window to the frontage, radiator.

**En-suite**

6'11" x 5'1" max measurement

Quadrant shower enclosure, electric Redring shower, pedestal wash hand basin, chrome taps, low level WC, fully aqua boarded, inset ceiling spotlights, extractor fan, radiator.

**Bedroom Two**

9'10" x 8'5"

UPVC double glazed window to the frontage, radiator.

**Bedroom Three**

10'3" x 7'11" max measurement

UPVC double glazed window to the side aspect, radiator.

**Externally**

To the frontage tarmacadam driveway suitable for four vehicles, dwarf wall, gated access to the side.

To the rear, detached garage, block paved patio, mainly laid to lawn, fence boundary, well stocked borders.

**Garage**

13'10" x 7'10"

Detached, metal up- and-over door, window to the side aspect.

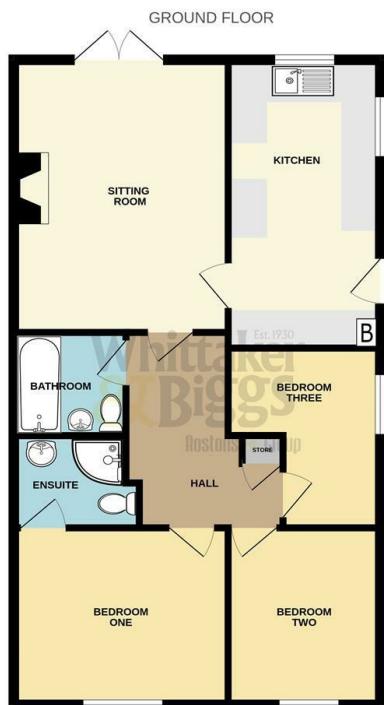


Whittaker  
& Rigg  
Est. 1930

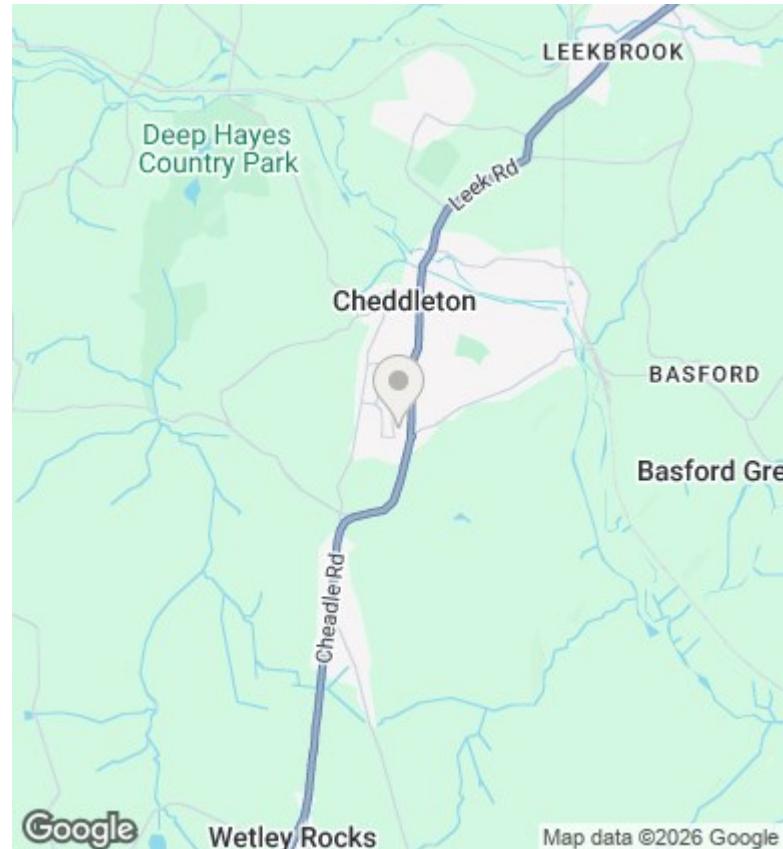


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Est. 1930





Whilst every effort 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and should not be used for any other purpose than that for which it is intended and no guarantee as to their operability or efficiency can be given.  
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## Directions

## 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<br>(92 plus) | A       |                         |
| (81-91)  | B       |                         |
| (69-80)  | C       | 74                      |
| (55-68)  | D       |                         |
| (39-54)  | E       | 64                      |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |