



## 47 Churchill Avenue, Cheddleton, Leek, Staffordshire, ST13 7EJ

Offers In The Region Of £195,000

- Semi detached, turn key property
- Fully renovated
- Popular residential area
- Views to the rear over the neighbouring countryside
- Two bedrooms
- Private driveway, garage & carport
- South east facing rear garden

# 47 Churchill Avenue, Leek ST13 7EJ

Whittaker & Biggs are delighted to offer to the market this fully renovated semi-detached house, that presents an exceptional opportunity for first-time buyers. With two well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is the ample parking available, accommodating up to four vehicles with a convenient driveway, carport, and garage. This is a rare find in a residential area, ensuring that you and your guests will never be short of space.

The property boasts delightful views of the neighbouring countryside to the rear, providing a picturesque backdrop that enhances the tranquil atmosphere of the home. Located in a popular residential area, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for



Council Tax Band: B



## **Ground Floor**

### **Entrance**

3'11" x 3'1"

UPVC double glazed door to the side aspect, storage cupboard.

### **Sitting Room**

14'1" x 10'2"

UPVC double glazed bay window to the frontage, radiator, inset ceiling spotlights, stairs to the first floor.

### **Kitchen**

10'2" x 9'3"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Caple ceramic hob, Neff electric fan assisted oven, extractor hood, ceramic butler sink, brass mixer tap, space and plumbing for a washing machine, space for a free standing fridge freezer, inset ceiling spotlights, radiator, cupboard housing the Main gas fired boiler.

## **First Floor**

### **Landing**

11'2" x 2'4"

UPVC double glazed window to the side aspect, radiator, loft hatch, airing cupboard.

### **Bedroom One**

10'2" x 9'3"

UPVC double glazed window to the rear, radiator, wood floor.

### **Bedroom Two**

10'2" x 5'4"

UPVC double glazed window to the frontage, radiator, wood floor.

### **Bathroom**

7'1" x 5'2"

Tiled bath, chrome mixer tap, shower over, chrome fittings, rainfall shower head, vanity wash hand basin, chrome taps, low level WC, anthracite ladder radiator, partly tiled, extractor fan.

### **Loft**

Boarded, pull-down-ladder, light.

### **Externally**

To the frontage, block paved driveway, fence boundary, gated access to the rear.

To the side aspect, carport.

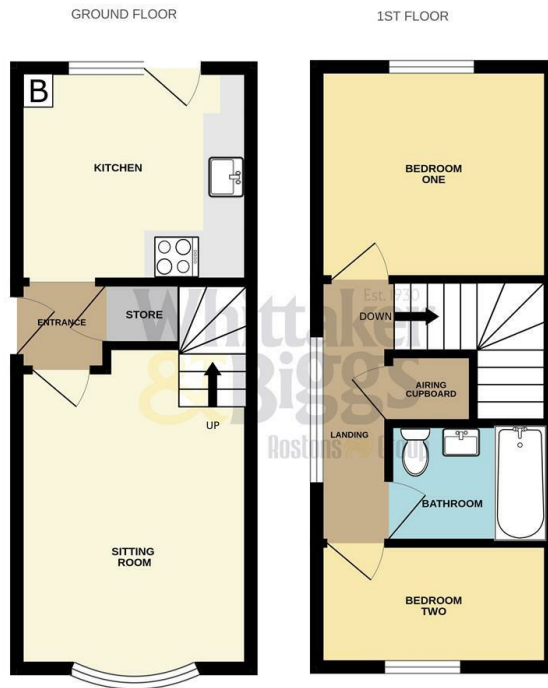
The rear, garage, paved patio, fence boundary, timber shed, views over the neighbouring countryside.

### **Garage**

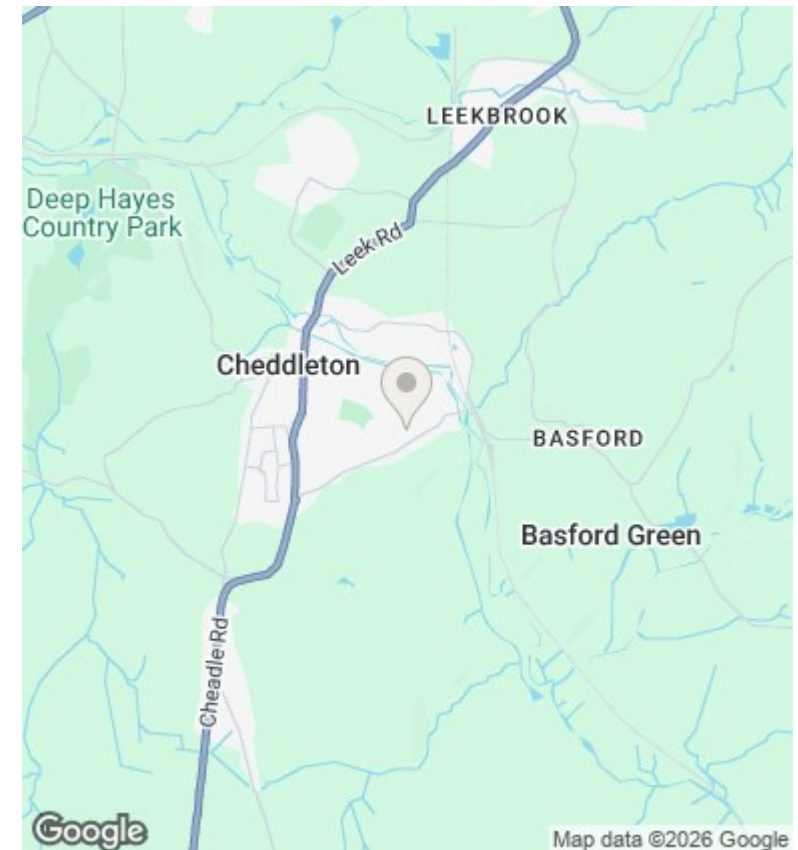
Metal up-and-over door, power and light.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 services, systems and appliances shown have not been tested 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 