



## 3 St. Edwards Road, Cheddleton, Leek, ST13 7JP

Offers In The Region Of £230,000

- Three-bedroom semi-detached home offering well-proportioned accommodation
- Three generously sized bedrooms, providing flexible accommodation
- Generous south-facing rear garden, enjoying excellent levels of sunshine
- Thoughtfully extended to the rear, creating additional living space
- Family bathroom fitted with a panelled bath and separate shower enclosure
- Situated within a highly sought-after residential location
- Spacious garden room with a solid roof and skylights
- Benefitting from a private driveway and detached garage
- Conveniently placed for local amenities, schools, transport links, and everyday conveniences

# 3 St. Edwards Road, Leek ST13 7JP

Whittaker & Biggs would like to welcome you to this three-bedroom semi-detached home. The property has been thoughtfully extended to the rear, creating a spacious garden room that is bathed in natural light, thanks to its solid roof and skylights. This inviting space is ideal for relaxation or entertaining guests.

Inside, the home features a well-proportioned reception room, providing ample space for family gatherings or quiet evenings. The kitchen is conveniently located, making meal preparation a breeze. The bathroom is fitted with a panelled bath and a separate shower enclosure, ensuring both style and functionality.

The south-facing rear garden is a true highlight, offering a sunny retreat for outdoor activities or simply enjoying the fresh air. The garden is perfect for gardening enthusiasts or those who wish to create a tranquil outdoor space. Additionally, the property boasts a private driveway and a detached garage, providing secure parking and extra storage options.



Council Tax Band: B



## Ground Floor

### Porch

6'6" x 32'6"

UPVC double glazed door with side light windows to the side aspect, UPVC double glazed window to the frontage.

### Kitchen

11'6" x 9'7"

Wood glazed door to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, space for a freestanding cooker, for space for a free standing fridge, space and plumbing for a washing machine, stainless steel sink and drainer, chrome mixer tap, radiator, stairs to the first floor, radiator.

### Sitting Room

17'5" x 9'10"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, living flame gas fire, granite hearth and surround, radiator.

### Garden Room

15'2" x 9'6"

UPVC double glazed patio doors to the rear, two UPVC double glazed windows to the rear, UPVC double glazed windows to the side aspect, two skylights, inset ceiling spotlights, lightweight tile roof.

### Garage

16'0" x 8'0"

Metal up-and-over door, power and light, gas fired wall mounted combi boiler.

## First Floor

### Landing

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

### Bathroom

8'11" x 5'6" max measurement

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, handheld shower attachment, walk-in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled.

### Bedroom One

12'9" x 8'10"

UPVC double glazed window to the rear, radiator, range of fitted wardrobes.

### Bedroom Two

9'10" x 8'2"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

8'10" x 8'7"

UPVC double glazed window to the frontage, radiator.

### Loft

Boarded, insulated, pull-down-ladder, light.

### Externally

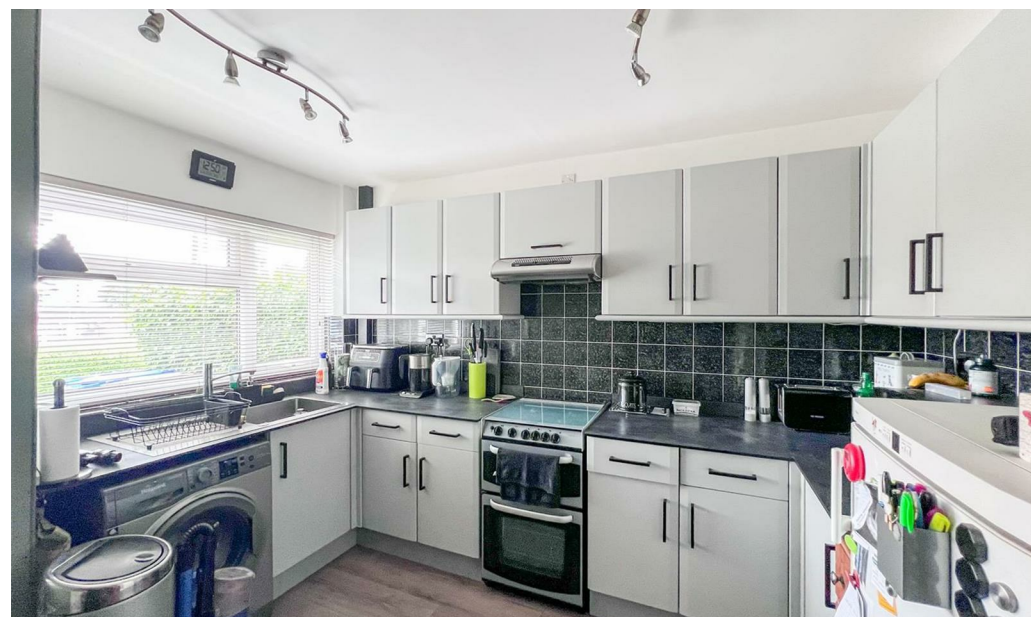
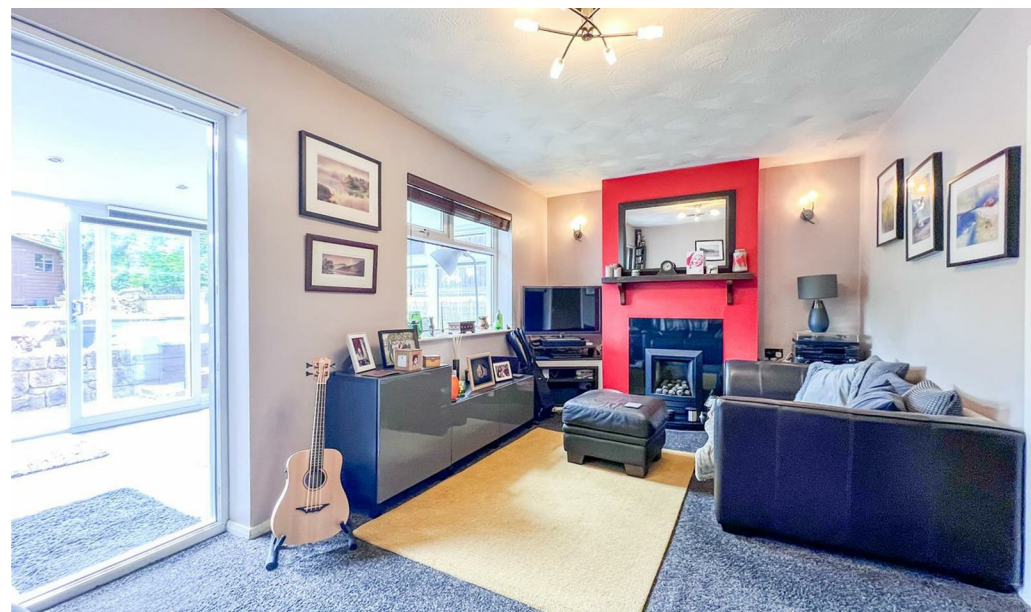
To the frontage tarmac driveway, suitable for two vehicles, gated access

to the rear.

To the rear, tiered garden, area laid to lawn, paved patio, fence and hedge boundary, two timber sheds, well-stocked borders.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac (2025)



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	