



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

Offers In The Region Of £313,500

- Immaculately presented three bedroom detached home
- Fitted kitchen with oak worktops and flooring
- Garage with power and light
- Enclosed rear garden
- 18ft living room
- 16ft bedroom one
- Cloakroom
- Conservatory
- Bathroom with shower enclosure and roll top bath
- Driveway with carport

# 8 Hillside Road, Cheddleton ST13 7JQ

Nestled on the charming Hillside Road in Cheddleton, Staffordshire, this delightful three-bedroom detached house offers a perfect blend of character and modern living. The property features two spacious reception rooms that provide ample space for relaxation and entertaining guests.

The substantial bedroom one is a standout feature, complete with fitted wardrobes that offer both convenience and storage. The well-equipped kitchen is designed for practicality, making it a joy for any home cook. On the first floor, the bathroom is a luxurious retreat, featuring both an enclosed shower and a classic roll-top bath, perfect for unwinding after a long day.

For added convenience, there is a WC located on the ground floor. The property is complemented by a driveway that provides parking to the front and side, along with a carport and garage, ensuring that you have plenty of space for vehicles and storage.



Council Tax Band: C



### **Kitchen**

17'7" x 8'6"

Upvc double glazed door to the side aspect with inset feature glazing, range of units to the base and eye level having oak work surfaces over, one and a half sink unit with mixer taps above, gas cooker point, electric cooker point, 'Range Master' extractor fan, radiator, Upvc double glazed window to the rear elevation, space for free standing fridge freezer, oak flooring.

### **Living Room**

18'8" x 11'5"

Feature fireplace incorporating living flame gas fire set on granite style hearth with wood mantle over, radiator. Upvc double glazed sliding patio door to the rear elevation leading to the conservatory.

### **Conservatory**

8'12" x 8'10"

Being of Upvc construction, Upvc double glazed doors to the rear elevation, oak flooring, radiator.

### **Hallway**

Having storage cupboard, radiator, Upvc double glazed window to the side elevation.

### **Cloakroom**

Housing low level WC, pedestal wash hand basin, Upvc double glazed frosted window to the side elevation. Chrome heated ladder radiator.

### **Bedroom Two**

11'11" x 9'8"

Upvc double glazed window to the front elevation, radiator.

### **Bedroom Three**

9'8" x 8'6"

Upvc double glazed window to the front elevation, built in wardrobes, radiator.

### **First Floor**

#### **Landing**

Having loft access, Upvc double glazed window to the side elevation. The loft is mainly boarded with light.

#### **Bedroom One**

16'7" x 15'10"

Upvc double glazed window to the side elevation, radiator.

#### **Bathroom**

12'8" x 7'8"

White suite comprising roll top bath with claw and ball feet, wash hand basin in vanity with storage cupboards beneath, low level WC, enclosed shower cubicle with shower fitment above, two Upvc double glazed windows to the side and rear elevations, airing cupboard housing British Gas gas fire central heating boiler, radiator, part panelled walls.

#### **Externally**

The front of the property is accessed via a tarmac driveway providing ample off road parking with wall boundaries.

## Garage

15'8" x 8'2"

Having double doors to the front elevation, plumbing for automatic washing machine, space for tumble dryer, electric light and power connected, window to the rear elevation, pedestrian gated access to the rear garden.

## Rear Garden

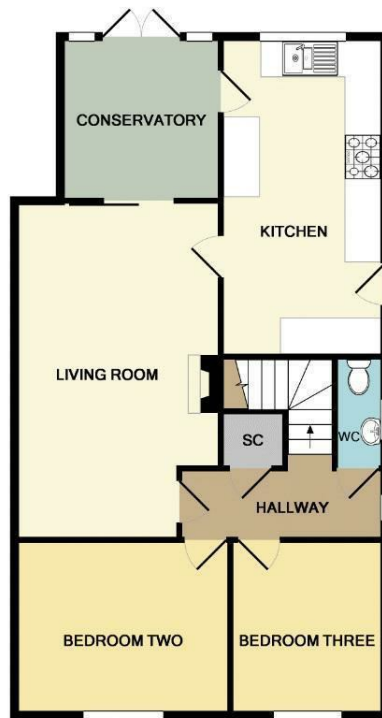
Flagged patio area, steps leading to the first tier incorporating low maintenance gravelled borders with mature trees and shrubs, greenhouse, fenced boundaries.

## 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.



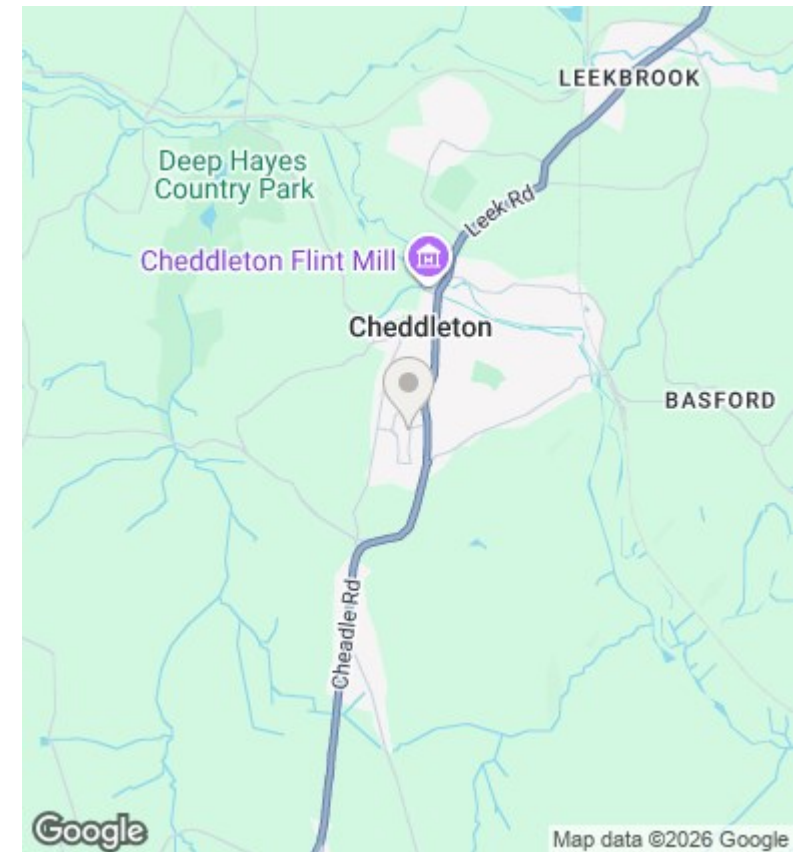




GROUND FLOOR



1ST FLOOR



## Directions

## Viewings

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

## Council Tax Band

C

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>		<b>72</b>
(55-68) <b>D</b>	<b>65</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