



397a Cheadle Road, Staffordshire, ST13 7BH

Guide price £210,000

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GUIDE PRICE - £210,000 to £225,000

"Every home tells a story, and this one is ready for its next chapter"

A well-presented three-bedroom semi-detached home on the popular Cheadle Road in Cheddleton, featuring modern open-plan living. Offering a stylish fitted living kitchen with doors opening onto a cosy enclosed rear garden, alongside off-road parking and three versatile bedrooms, this property is perfectly suited to first-time buyers, young families or investors alike.

Denise White Agent Comments

A well-presented three-bedroom semi-detached home situated on the popular Cheadle Road in Cheddleton, offering modern open-plan living, off-road parking and a cosy enclosed rear garden.

Upon entering the property, you are welcomed into a spacious open-plan living kitchen area, offering a bright and sociable living space ideal for modern family living. The kitchen is fully fitted and finished to an excellent standard, offering a range of fitted units and ample workspace. The lounge area enjoys double doors opening onto the rear garden, allowing plenty of natural light to flow through whilst providing direct access to the outdoor seating area.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Bedroom One benefits from built-in wardrobes, whilst Bedroom Two is a comfortable double bedroom. Bedroom Three would make an ideal home office, nursery or dressing room, offering flexibility to suit a variety of needs.

Completing the accommodation is a family bathroom fitted with a modern suite.

Externally, the property benefits from off-road parking to the front. To the rear is a private enclosed garden featuring a small patio seating area with the remainder laid to lawn, creating a cosy and low-maintenance outdoor space ideal for relaxing or entertaining.

Location

Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful

countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and a restaurant. Cheddleton is also home to a number of community groups and organizations, including a cricket club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way, and walks that follow the Caldron Canal through the Staffordshire Moorlands.

Kitchen

11'6" x 15'8" plus bay (3.53 x 4.80 plus bay)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, integrated oven, electric hob with extractor fan over, dishwasher, fridge freezer and washing machine. LVT flooring. uPVC box Bay window to the front aspect. Inset Spotlights.

Open Plan Kitchen Lounge

14'4" max x 27'7" plus bay (4.39 max x 8.43 plus bay)

Composite entrance door to the side aspect. LVT flooring. Radiators. uPVC double doors leading to

garden. Ceiling lights. Stair access leading to first floor accommodation. Ceiling light.

WC



Low level WC. Vanity wash hand basin. Ceiling light.

First Floor Landing

Carpet. Ceiling light. Doors leading into :-

Bedroom One

9'8" x 8'9" (2.97 x 2.67)



Carpet. Radiator. uPVC window to the front aspect. Built-in wardrobes. Ceiling light.

Bedroom Two

10'2" x 6'0" (3.10 x 1.85)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

8'0" x 6'0" (2.46 x 1.85)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'3" x 4'7" (1.91 x 1.42)



Fitted with a suite comprising of bath with shower over, low level, WC, wall mounted wash hand basin. Tiled flooring. Heated towel. Obscured uPVC window. Ceiling light.

Outside



A well-presented and low-maintenance rear garden accompanies the property, mainly laid to lawn with a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, offering a good degree of privacy and security, while the rear aspect of the property features French doors providing direct access from the living accommodation.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being

listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

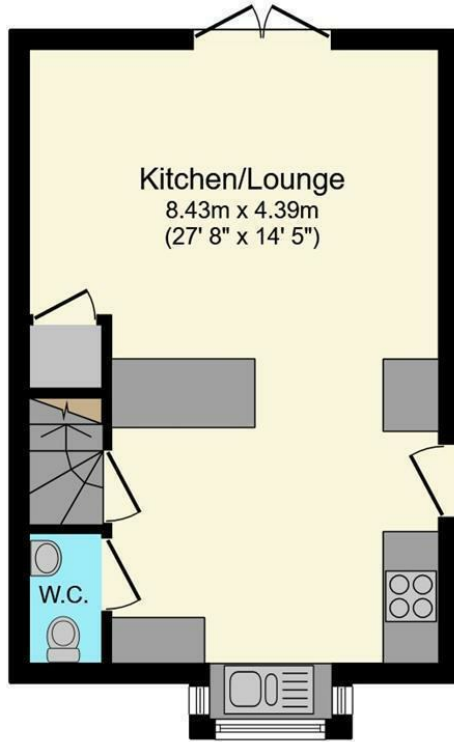
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

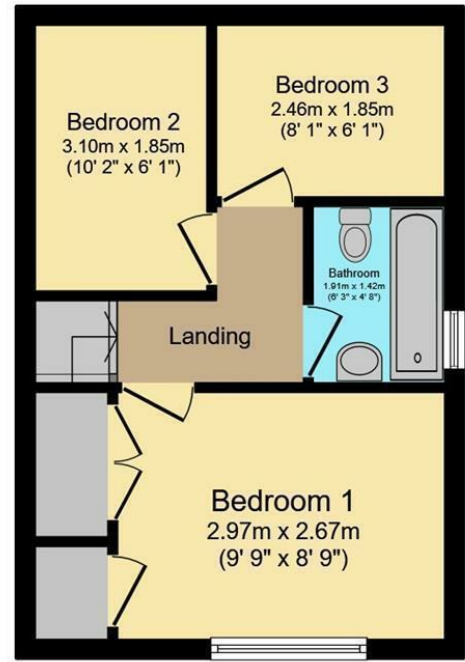
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan



Ground Floor

Floor area 30.1 sq.m. (324 sq.ft.) approx



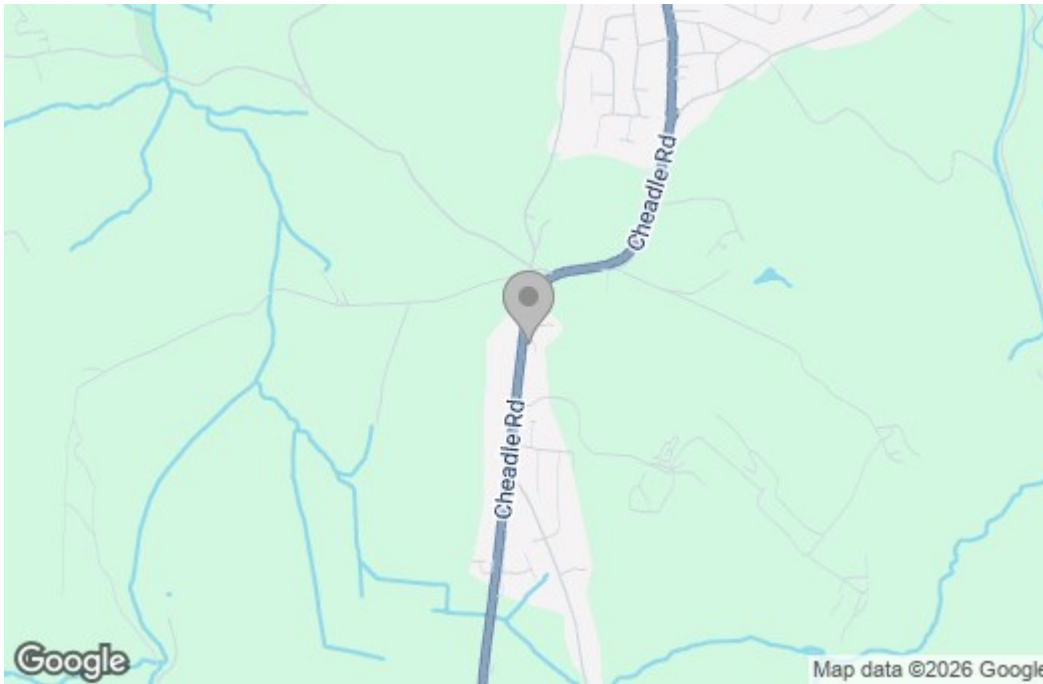
First Floor

Floor area 29.3 sq.m. (315 sq.ft.) approx

Total floor area 59.3 sq.m. (639 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.