



**69 Cheadle Road, Leek, ST13 7HN**

**Offers in excess of £130,000**

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

"It's not how big the home is, it's how happy the home is"

A charming two-bedroom end-terrace cottage on Cheadle Road, offering a cosy lounge with log burner, cottage-style kitchen, and two double bedrooms. With a small rear yard and ready-to-move-into condition, this is a characterful and manageable home in a convenient location.

### Denise White Estate Agent Comments

Situated on Cheadle Road in the heart of Cheddleton, this two-bedroom end-terrace cottage offers a charming and characterful home, ideal for those seeking a cosy and manageable living space.

Upon entering the property, you are welcomed into a generously sized lounge featuring a fitted log burner with impressive stone mantle, creating a warm and inviting atmosphere—perfect for relaxing evenings. The lounge leads through to a compact yet functional kitchen, offering a traditional cottage feel.

To the rear, there is a small porch area which provides access to the rear yard and to the first floor. The first-floor accommodation comprises a family-sized bathroom and a well-proportioned double bedroom overlooking the front aspect.

A further staircase leads to the second floor, where you will find a spacious loft bedroom. This second double bedroom enjoys views over the rear garden and offers a versatile space.

Externally, the property benefits from a small, enclosed rear yard—ideal for low-maintenance outdoor seating or entertaining.

The property is presented in ready-to-move-into condition, offering a comfortable home with plenty of character providing a cosy and appealing option for buyers looking for a cottage-style property in a convenient village location.

### 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 restaurants. 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

### Lounge

12'4" x 11'10" (3.78 x 3.61)



Laminate flooring. Radiator. Brick hearth fireplace with stone mantle and multi fuel burner. uPVC window to the front aspect. Ceiling light.

## Kitchen

11'9" x 8'4" (3.60 x 2.55)



Fitted with a range of wall and base units. Integrated cooker, integrated microwave, gas hob with extract fan over. Plumbing for washing machine. Space for dryer. Boiler. Sink unit. uPVC window to the rear aspect. Ceiling light.

## Rear Porch

Continued laminate flooring. Door to the rear aspect. Stairs to the first floor accommodation.

## First Floor Landing

Fitted carpet. Stair access leading to second floor accommodation. uPVC window to the rear aspect. Ceiling light.

## Bedroom One

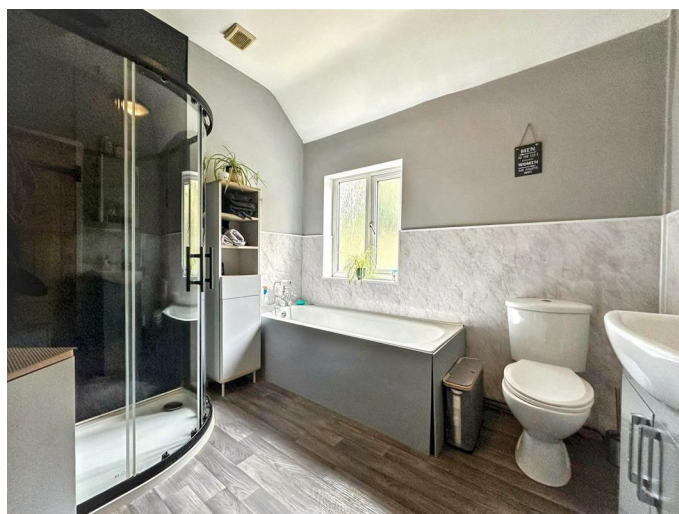
11'11" x 9'6" (3.65 x 2.90)



Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bathroom

8'9" x 7'11" (2.69 x 2.42)



Vinyl flooring. Low-level WC. Vanity style wash handbasin. Heated towel rail. Bath. Shower attachment. Shower cubicle with electric shower. Obscured uPVC window. Ceiling light.

### Loft Bedroom

14'4" x 11'2" (4.39 x 3.41)



Fitted carpet. Storage into eaves. Radiator. uPVC window to the rear aspect. Inset Spotlights.

### Outside



Externally, the property benefits from a small, enclosed rear yard—ideal for low-maintenance outdoor seating or entertaining.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

### 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.

### 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.

### 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

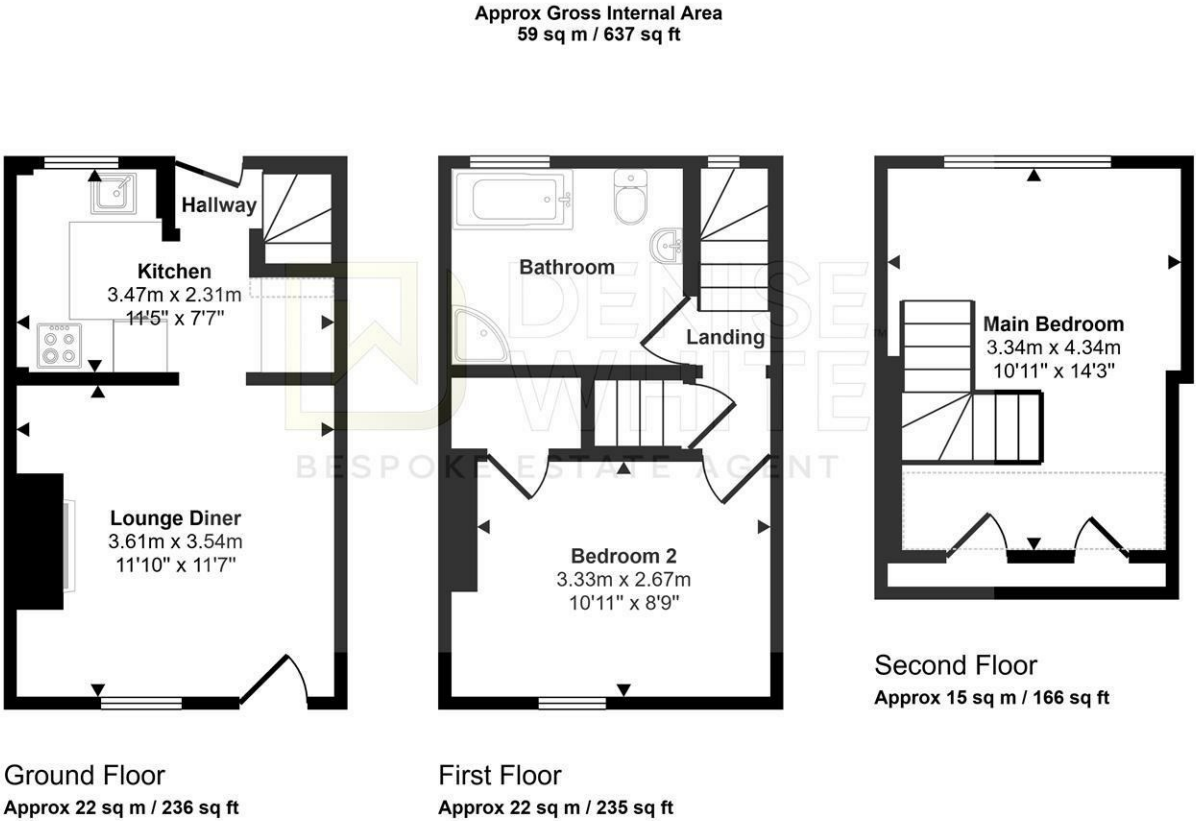
receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

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!

### 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



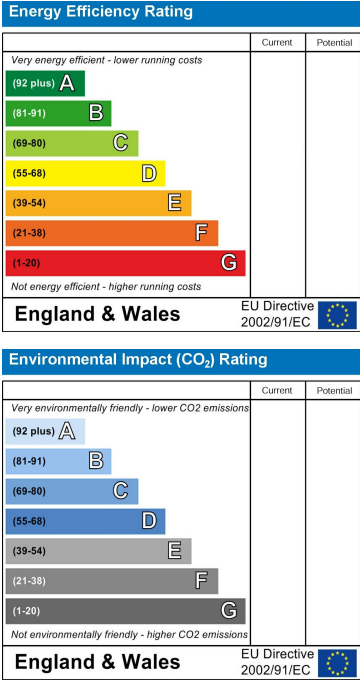
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.