



Bala Grove

Cheadle



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

17 Bala Grove
Cheadle
Stoke on Trent
Staffordshire, ST10 1SY

Fabulous Detached Bungalow
Beautifully Presented Throughout
Three Bedrooms
Sought After Residential Area
Outskirts Of Town Position
Gas Central Heating & Double Glazing
Large Corner Plot
Well Stocked & Maintained Gardens
Detached Double Garage
An Ideal Retirement Bungalow

Offers in the region of : £385,000



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Council Tax
Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





17 Bala Grove

- * This beautifully presented and generously sized three bedroom detached bungalow is situated in a very popular and well established residential area just on the outskirts of the sought after market town of Cheadle, in the Staffordshire Moorlands.
- * The bungalow has been updated and improved over the years by the current owners, finished to an excellent standard throughout and is ready for you to just bring along your furniture and make it home.
- * The property boasts a spacious Entrance Hallway / Study Area, good sized Living Room, Dining Room a fabulous Breakfast Kitchen with built in appliances and centre island, inner passage leading through to Three Bedrooms and a large family Bathroom.
- * Externally the bungalow occupies a large corner plot with landscaped gardens, a driveway with parking for multiple cars and a detached double garage with separate access to the side.
- * Situated upon a popular residential estate on the outskirts of Cheadle Town Centre, the property is within easy reach of all the towns shopping facilities, local amenities, highly regarded Primary & High Schools and nearby commuter links.
- * An internal inspection of the property comes most strongly recommended.

Accommodation

Entrance Hallway

Radiator. Coving. Storage cupboard. Access to:

Living Room

Media wall, with electric fire. Radiator x 2.

Breakfast Kitchen

Fitted with an extensive range of wall and base units. Granite work-tops incorporating sink unit, rinser bowl, drainer area and mixer tap. Gas hob with extractor unit above. Double electric oven. Integrated dishwasher. Side door. Spotlights. Central breakfast bar island with storage cupboards. Radiator. Loft access.

Dining Room

Radiator. Double doors to side.

W.c

W.c. Wash basin with storage unit below.

Inner Hall

Airing cupboard. Access to:

Bedroom

Radiator. Coving. Fitted range of wardrobes and storage units.

Bedroom

Radiator. Coving. Spotlights. Built-in wardrobes.

Bedroom

Radiator. Coving.

Bathroom

Corner shower cubicle. Bath. W.c. Wash basin with storage unit below. Radiator.





Externally

Externally the bungalow occupies a large corner plot with well stocked landscaped gardens, a driveway with parking for multiple cars and a detached double garage with electric door and separate access to the side.



General Information

Method of Sale: The property is offered for sale by private treaty.

Services: Mains electric, water and gas are connected

Tenure & Possession: The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority: Staffordshire Moorlands District Council

Viewing: Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Broadband Connectivity:

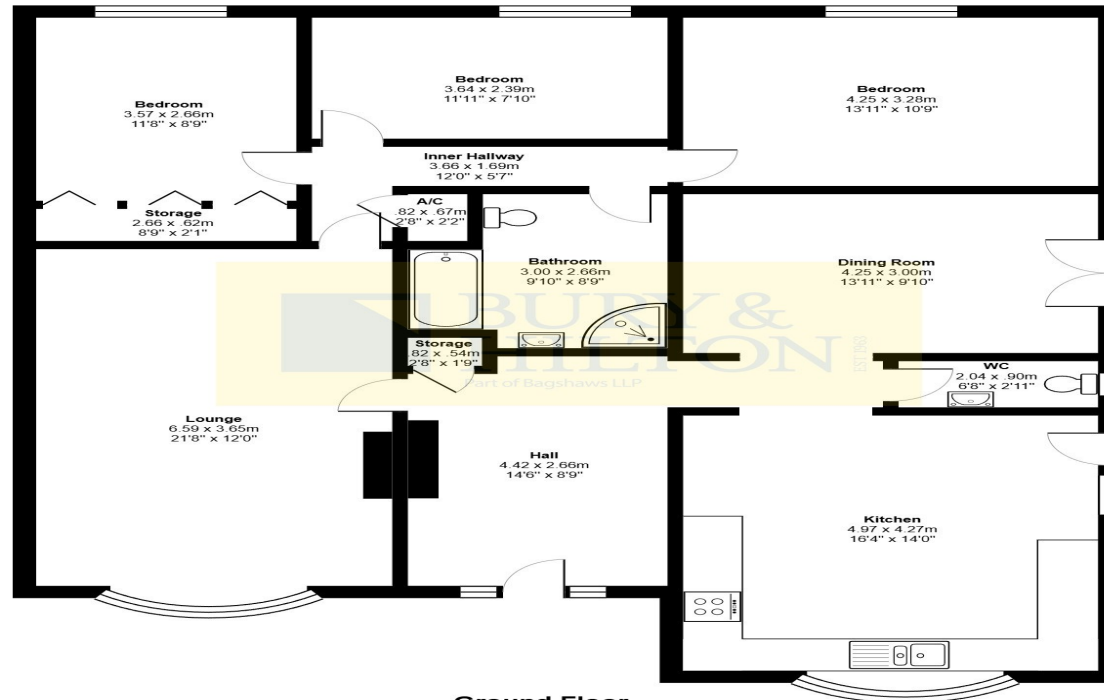
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Ground Floor

All measurements are approximate and for display purposes only



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