

Hawfinch Road

Cheadle, Stoke-on-Trent, ST10 1RX



Immaculately maintained and tastefully presented semi detached dormer bungalow with a ground floor extension, occupying a delightful corner plot with a westerly facing rear garden.

£205,000



John German 

Whether looking to move up or down the property ladder or making your first step, viewing and consideration of this impressive dormer bungalow is strongly recommended to appreciate the work and care invested into the property both inside and out by the current owners over the past 42 years. Providing versatile accommodation including a dining room extension to the kitchen at the rear, the landscaped corner plot offers parking and an attached garage.

Situated in a quiet and popular area within the town, providing easy access to its range of amenities including several supermarkets and independent shops, doctors, schools, public houses and restaurants, recreational ground and the modern leisure centre.

Accommodation: A uPVC part obscured double glazed entrance door opens to the hall, where stairs rise to the first floor and a cupboard houses the wall mounted combination central heating boiler, plus doors lead to the extended ground floor accommodation.

To the front is the comfortably sized lounge, having a focal living flame effect electric fire and feature surround, plus a wide window providing ample natural light.

Behind is the fitted kitchen, having a range of base and eye level units with work surfaces and an inset sink unit, a fitted gas hob with a stainless steel extractor hood over and double electric oven under, plus an integrated washing machine and fridge. The tiled floor runs into the separate dining area having a uPVC double glazed window enjoying a pleasant view, and a part double glazed door opening to the garden.

The ground floor bedroom can easily accommodate a double bed and furniture and has a rear facing window enjoying that pleasant view.

Completing the ground floor space is the fitted shower room, having a modern white suite incorporating a shower cubicle with a mixer shower over, tiled walls and floor and a useful understairs cupboard having a light.

The first floor landing has a side facing window providing natural light and access to storage in the eaves. Doors lead to two good sized bedrooms. The front facing double having fitted wardrobes to one side and eaves storage behind. The second bedroom has a side facing window and also benefits from built-in storage.

Outside: The property has landscaped wrap around gardens to three sides. To the rear, timber decking with railings and steps lead to the impressive natural stone effect paved garden, extending to the side of the home where there is a lawn and plum slate shale beds. The wonderful aspect means the side of the property is southerly facing and westerly facing to the rear.

To the front is a gravelled garden enclosed to three sides. A tarmac driveway with block paved edging provides off road parking leading to the attached garage that has double doors, power and light and a personal door to the rear.

What3Words: scrolled.someone.stables

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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