

# Eaves Lane

Cheadle, Stoke-on-Trent, ST10 1TL



Traditional detached bungalow in need of cosmetic updating, occupying a good sized plot on the edge of the town enjoying a far reaching front outlook.

£240,000



John German

For sale with no upward chain involved, viewing and consideration of this traditional detached bungalow believed to be built in 1965, is highly recommended to appreciate its room dimensions and plot size, plus the huge amount of potential to personalise and extend both outwards and/or upwards, subject to obtaining the necessary planning permission/consents.

Occupying a lovely position on the very edge of the town providing easy access to local amenities and countryside walks, plus a far-reaching outlook to the front. The town centre and its wide range of amenities are easily reached.

An enclosed porch opens to the welcoming hallway which has a fitted airing cupboard housing the hot water cylinder, loft hatch, plus doors leading to the well-proportioned accommodation.

The front facing lounge enjoys a pleasant far-reaching outlook over the surrounding countryside, having a focal gas fire with a stone effect surround and display plinth.

A door leads to the dining kitchen which has a range of base and eye level units with worktops, an inset sink unit set below the wide window overlooking the rear garden space for an electric cooker, plumbing for washing machine, additional appliance space and the free-standing gas fired central heating boiler. A side porch provides access to the outside and a door to the garage.

There are two good size bedrooms, both able to easily accommodate a double bed, with the front facing room enjoying that far reaching view.

Finally, there is the bathroom which has a four-piece suite incorporating a panelled cast bath with an electric shower over, plus tiled walls.

Outside, the home sits centrally in a good-sized enclosed plot, predominantly gravelled with borders, gates to both sides and a brick built store incorporated in the property.

A tarmac driveway provides off road parking, leading to the garage which has an up and over door, power and light, a side facing window and direct access into the property.

**What3words:** [///freshen.asks.tripods](https://www.freshen.asks.tripods)  
**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:** Drive & garage  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** 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  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)  
**Our Ref:** JGA/04062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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