

Cranberry Avenue

Checkley, Stoke-on-Trent, ST10 4NE



Well presented traditional style semi-detached home situated on the popular village cul-de-sac.

£255,000



John German

Whether looking for your first home or moving either up or down the property ladder, viewing and consideration of this lovely home is recommended to appreciate its condition, layout including its fitted dining kitchen, and the position on the respected cul-de-sac enjoying a view of St. Marys & All Saints Church to the rear.

Situated in the popular village of Checkley within walking distance to its amenities including the Hutchinson first school, the active village hall and milk stop, the Red Lion public house, plus The New Broom public house and restaurant. The village of Tean and towns of Uttoxeter and Cheadle are all within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A welcoming hallway with a feature tiled floor provides a lovely introduction to the home, with stairs rising to the first floor and under stairs storage, plus doors to the ground floor accommodation.

To the front is the comfortably sized lounge which has a wide walk-in bay window providing an abundance of natural light, and a focal brick fireplace with a log burner set on a hearth.

The highly impressive dining kitchen extends to the full width of the home at the rear, having the same lovely tiled flooring as the hall, with wide French doors and a window overlooking the garden and village church beyond. There is a range of base and eye level units with worktops and an inset ceramics sink unit set below the window, a fitted electric hob with an extractor hood over and electric oven under, an integrated dishwasher, plus plumbing for a washing machine, fridge freezer recess, and a useful under stairs cupboard.

To the first floor, the landing has a side facing window providing natural light, a loft hatch, and an airing cupboard housing the central heating boiler and hot water cylinder. There are three good sized bedrooms, two of which can easily accommodate a double bed, and also built in double wardrobes.

Finally, there is the fitted family bathroom which has a white modern suite incorporating a panelled bath with an electric shower and folding screen above, complimentary tiled splashbacks and matching half tiled walls, and a rear facing window.

Outside, to the rear, a good-sized paved patio with brickedging provides a pleasant seating and entertaining area with a lawn and panelled fencing to three sides, with that view towards the village church.

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

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 C

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

Our Ref: JGA/07072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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