



31 Nicholson Road, Cheadle, Staffordshire, ST10 1GD

Asking price £180,000

** CONTACT US FROM 9AM TO 9PM, SEVEN DAYS A WEEK, TO SCHEDULE A VIEWING! **

Are you in search of the ideal starter home? Consider investing in this almost new build and relish a stylish, comfortable, and hassle-free living experience! Look no further than this stunning two-bedroom townhouse crafted by Bellway Homes, featuring off-road parking for two vehicles and a generously sized, private garden at the back.

#modern#stylish#bellwayhomes

Denise White Estate Agents Comments

Immaculately presented and move-in ready, this stunning modern two-bedroom townhouse is located in a newly developed residential area, built by the esteemed 5-star builder, Bellway Homes. This property is an excellent opportunity for families, couples, first-time buyers, retirees, and investors alike.

Upon entering, you are welcomed by a hallway that leads to a spacious, open-plan reception room with views of the rear garden. This area not only provides direct access to the garden, making it ideal for outdoor enjoyment during warmer months, but also offers ample space for a living area alongside a dining space.

At the front of the house, the contemporary kitchen features new integrated appliances, generous wall and base units, and stylish countertops. The integrated appliances enhance both convenience and the sleek overall design.

The property includes two generously sized bedrooms. The first is a double room with an en-suite bathroom, ensuring both privacy and comfort. The second bedroom, located at the front of the house, is also spacious and bright, creating a welcoming atmosphere. In addition to the en-suite, there is a modern white bathroom suite.

Storage space is plentiful throughout the property, and a convenient downstairs cloakroom adds to its practicality.

Outside, you'll find parking for two cars on the driveway at the front, along with an enclosed garden perfect for relaxation or entertaining.

Cecilly Mills Development



Cecilly Mills is a development of new homes in Cheadle, situated less than 15 minutes' walk from the centre of the market town. With 2, 3, and 4-bedroom homes on offer, this development will appeal to first-time buyers, families, and commuters looking to travel into nearby Derby and Stoke-on-Trent. Built across a variety of styles to the high Bellway standard, these homes present a variety of design features including open plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms in addition to garages or allocated parking.

About Bellway Homes



Bellway Homes is a UK-based residential property developer. It is one of the largest housebuilding companies in the country, specializing in the

construction of new homes. Bellway Homes operates in various regions across the UK, offering a range of properties from apartments to detached houses. They have been in operation for over 70 years and have built a reputation for quality and customer satisfaction.

Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. They create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy. Bellway's high standards are reflected in our dedication to customer service and they believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Location



Cecilly Mills is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from the development

include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50. Located at the heart of the Staffordshire Moorlands nearby Cheadle is just a 5 minute drive from Cecilly Mills.

This picturesque market town with its many historic buildings and features offers all the amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jeweller, bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibbridding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cecilly Mills. From pottery to performing arts, Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor

experience celebrating the best of British design heritage. The Trentham Estate is the perfect place for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

Families are well catered for at Cecilly Mills. There are a number of primary schools in the local area, all less than a 10 minute drive from the development with St Giles Catholic Primary located just 1 mile from Cecilly Mills. In addition, secondary education is provided for by The Cheadle Academy, just 5 minutes drive from the development, with further schools and academies located within a 15 minute drive of home.

Entrance Hall

Access into the living accommodation and stairs leading off to the first floor accommodation.

Kitchen

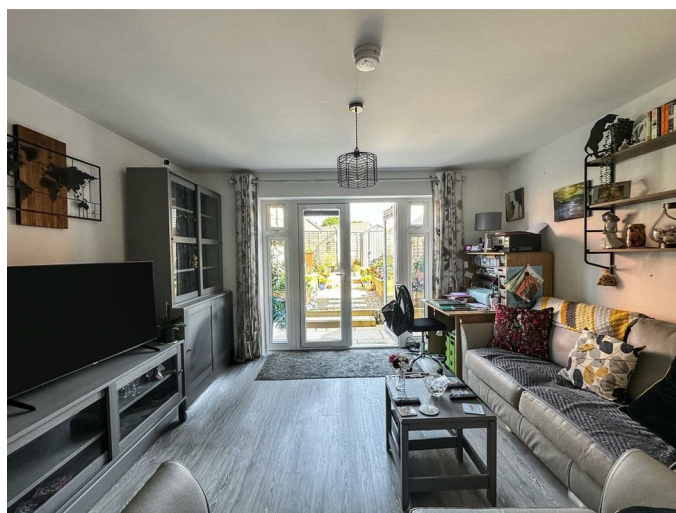
12'2" x 5'10" (3.720m x 1.800m)



Situated to the front of the house with a range of wall and base units with work surfaces over. Gas hob and electric oven with extractor fan over, uPVC double glazed window, floor covering, inset spotlighting.

Lounge / Dining Area

17'6" x 13'1" max (5.33m x 3.99m max)



uPVC French doors leading out to the rear garden, ceiling lights, floor covering, space for a dining area, useful under stairs storage space.

Cloakroom

5'2" x 3'1" (1.57m x 0.94m)

W.C. wash hand basin, uPVC double glazed window, ceiling light, floor covering.

First Floor Accommodation

Access to the bedrooms and bathroom.

Bedroom One

13'2" x 13'1" max (4.01m x 3.99m max)



uPVC double glazed window to the rear aspect, fitted carpet, ceiling light, access to the en-suite shower room, fitted wardrobes.

En-Suite



W.C. Wash hand basin, Shower cubicle, part tiled walls, floor covering.

Bedroom Two

13'1" x 8'1" (3.99m x 2.46m)



uPVC window to the front aspect, fitted wardrobes, fitted carpet, ceiling light.

Bathroom

6'3" x 6'1" (1.91m x 1.85m)



A white suite with pedestal wash hand basin, bath with shower over, shower screen, W.C. part tiled walls, tiled flooring.

Outside



There is ample parking for two cars provided by the driveway and then an enclosed garden to the rear.

Agents Notes

Freehold

Management/Estate Charge: £158 (estimated)

We would expect approx £850-£900pcm rental income to be achieved at this property.

Please speak with our team for more details.

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



Denise White is the director of Denise White Bespoke Estate agents and has worked in the local area since 1999. Denise and all 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.

WE WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

House To Sell or Rent ?

Please get in touch and we can talk you through the options available to you when wanting to sell or rent a property

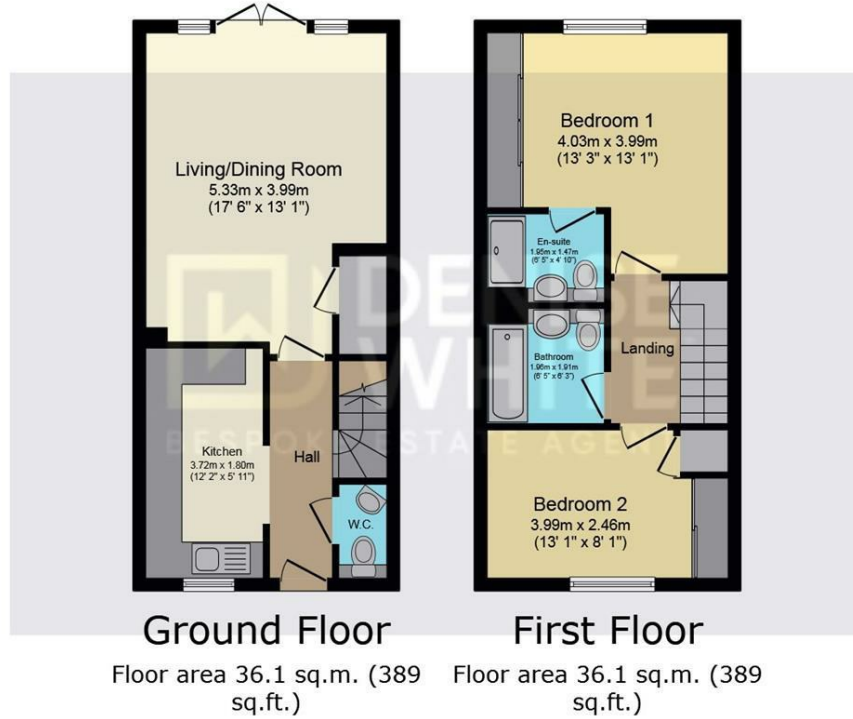
Do You Need Help With A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

Floor Plan

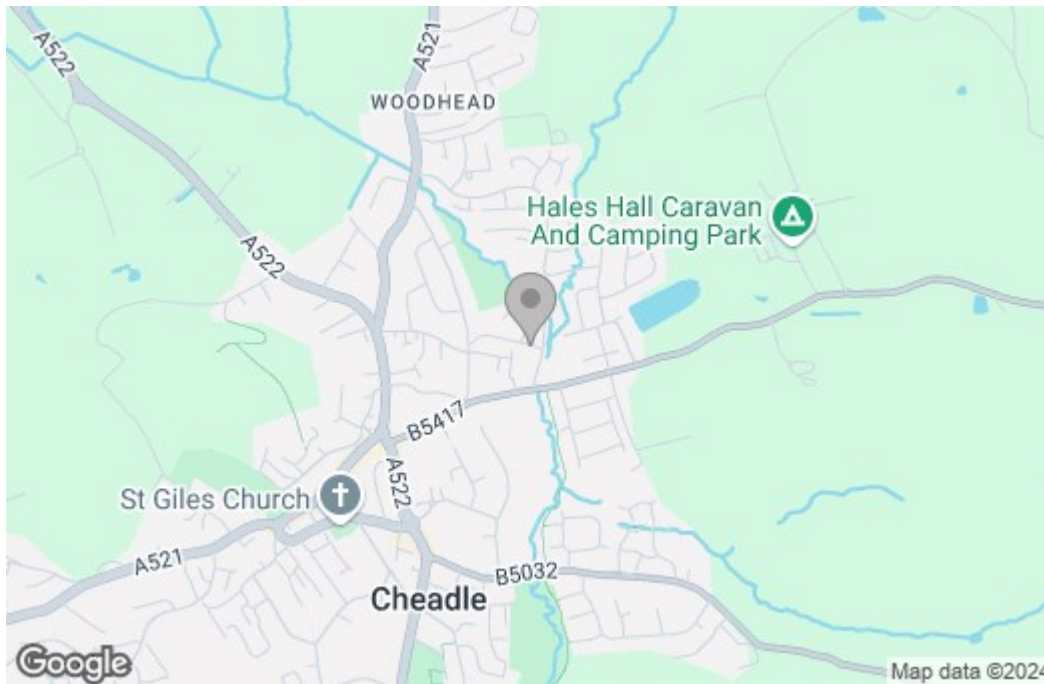


TOTAL: 72.3 sq.m. (778 sq.ft.)

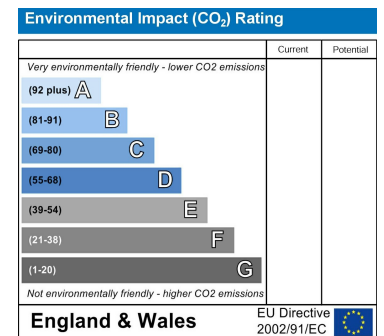
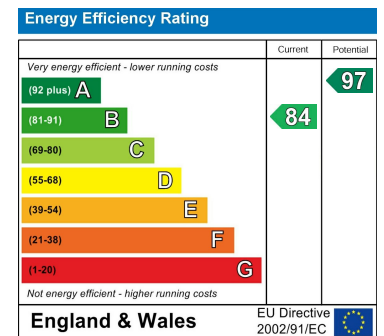
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk