



**6 Augustus Way, Cheadle, Staffordshire, ST10 1FS**

**Offers in the region of £265,000**

"The ultimate luxury is being able to relax and enjoy your home." – Jeff Lincoln

Step straight into this stylish, modern three-bedroom detached home, complete with off-road parking and a generously sized, beautifully landscaped rear garden. Simply unpack and settle in—luxury living starts the moment you arrive.



### Denise White's Comments

Introducing a stunning modern three-bedroom detached family home that offers a comfortable and convenient living experience. This property has been thoughtfully designed with families in mind, providing a perfect blend of style and functionality.

Upon entering, you will be greeted by an entrance hall with access to the first floor accommodation and then access to the living space.. An inviting open plan kitchen diner is the ideal space for entertaining guests or enjoying quality family time. The lounge is a good size and flows into the outdoors through French doors, allowing for a seamless indoor-outdoor living experience. Convenience is key in this property, as it boasts a convenient downstairs WC as well.

Moving upstairs, you will discover three bedrooms. The main bedroom is located at the front of the property and features an ensuite shower room for added privacy and convenience. The second bedroom is a good size double and the third is a single room and offers versatility, such as a home office or a guest room. These bedrooms are serviced by a modern bathroom.

Outside the property is approached with a driveway and has side access to the landscaped rear garden featuring a patio area and lawn. The property is conveniently located to Cheadle but on the outskirts of rural life. With a short drive to local amenities including shops and leisure complexes. The property is also located within proximity to the A50 for great access across to Stoke on Trent or Derby.

### Entrance Hall

### Lounge

14'2 x 11'4 (4.32m x 3.45m)



With UPVC double glazed window to the front elevation, French doors leading out to the rear garden, fitted carpet, ceiling light, radiator, under stairs storage cupboard. Alcove for television and storage shelving under.

### Kitchen Diner

14'2 x 10'5 (4.32m x 3.18m)



With UPVC double glazed windows to front and rear elevations, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with drop edge preparation work surfaces, a range of integrated appliances including a stainless steel sink and drainer with mixer tap, four electric ceramic hob with built-in extractor, oven/grill, integrated dishwasher, fridge, freezer, cupboard housing the central heating gas boiler,

central heating radiator, wood style flooring, inset spotlighting.

### Cloakroom

With UPVC double glazed frosted window to the front elevation, wash hand basin with mixer tap and tiled splashback, low-level WC with continental flush, central heating radiator and spotlighting to ceiling

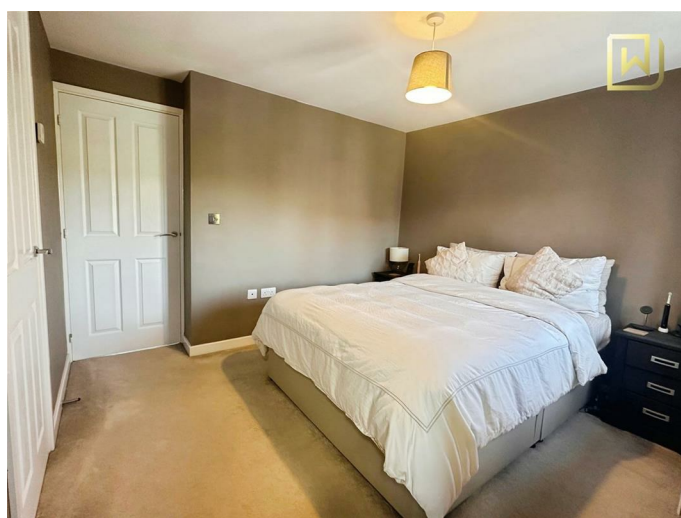
### First Floor Landing Space



With UPVC double glazed window to the rear elevation, central heating radiator, doors leading to bedrooms and bathroom.

### Bedroom One

13'5 x 9'2 (4.09m x 2.79m)



With UPVC double glazed window to the front elevation, central heating radiator, useful over stairs storage cupboard, access to the en-suite shower room.

### En-Suite Shower Room



With UPVC double glazed frosted glass window to the front elevation, a three-piece shower room suite comprising low level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan.

### Bedroom Two

11'7 x 8'2 (3.53m x 2.49m)



With dual aspect UPVC double glazed windows to front and side elevations, central heating radiator.



### Bedroom Three

8'9 x 6'2 (2.67m x 1.88m)



With UPVC double glazed window to the rear elevation, central heating radiator.

### Family Bathroom



With UPVC double glazed frosted glass window to the rear elevation, a three-piece bathroom suite comprising of low-level WC with continental flush, wash hand basin with tiled splashback, panelled bath unit with shower attachment and complementary tiling surrounding and low-level WC with continental flush, central heating radiator, extractor fan.

### Outside



Externally you can find, a driveway for multiple vehicles and great size, landscaped, enclosed rear garden with an Indian stone patio and a large lawned area.

### Agents Notes

Freehold

All mains services are connected

Maintenance charge tbc

Council Tax Band C

EPC

### 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 Denise White Estate Agents



"In a world where you can be anything, be kind"

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

### **Property To Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **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.

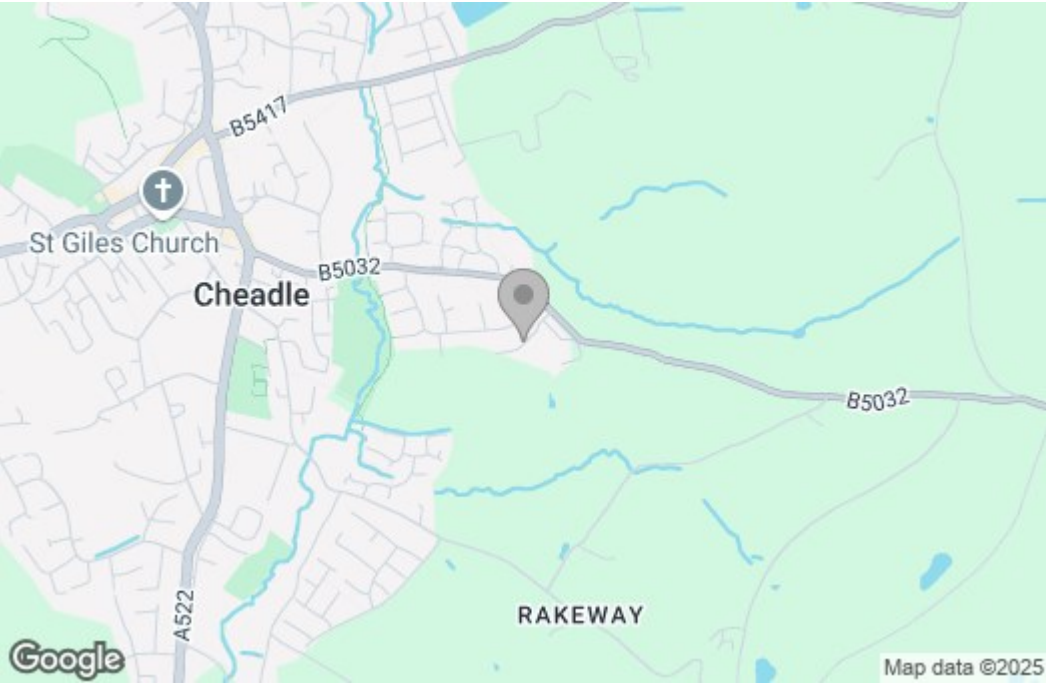
### **Do You Need A Mortgage ?**

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

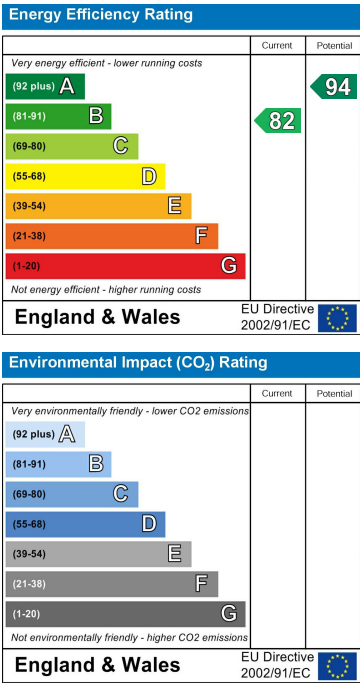
Floor Plan



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