



## **17, Warwick Avenue, Cheadle, Stoke-On-Trent, ST10 1WD** **Offers Around £365,000**

This substantial detached family dwelling is located on the edge of the development with an open aspect to the front and is set in substantial gardens. The property offers four bedroomed accommodation with four bedrooms and three reception rooms plus a large rear conservatory. It also benefits from UPVC glazing and fascias and gas central heating via a combination gas boiler. The property comprises Enclosed Porch, Hall, Cloakroom, Utility Room, Study/Play Room, Lounge, Separate Dining Room, Dining Kitchen and Large Conservatory. Stairs lead to the first floor. The Main Bedroom has built in wardrobes and Dressing Area plus an Ensuite Shower Room. Bedroom Two also has an Ensuite Shower Room, plus Two Further Bedrooms and a Good Sized Bathroom with bath and shower cubicle. Outside the property is at the end of a wide driveway which is shared with the adjacent property and leads to a generous parking area with lawn. Side access leads to the substantial rear garden with lawn, raised gravel area, summerhouse and "gin bar" which really is ideal for evening entertaining.

### ENCLOSED STORM PORCH

With UPVc double external door, tiled floor and composite door to:-

### RECEPTION HALL



With radiator and tiled floor.

### CLOAKROOM 4'3" x 3'3" (1.30m x 0.99m)

With tiled floor, heated towel rail, wash hand basin and W.C.

### UTILITY ROOM 8'3" x 4'5" (2.51m x 1.35m)

With tiled floor, provision for washing machine, electricity trip box and wall mounted combination gas boiler.

### STUDY/PLAY ROOM 11'8" x 8'2" (3.56m x 2.49m)



With radiator, carpet, bow window and television point.

### LOUNGE 17'5" (into bay) x 11'2" (5.31m (into bay) x 3.40m)



With bay window, decorative fireplace, television point, carpet, two radiators and double doors to:-

### DINING ROOM 11'6" x 11'2" (3.51m x 3.40m)



With radiator, carpet and UPVc double doors to the Conservatory.

### DINING KITCHEN 15' x 11'5" (4.57m x 3.48m)



With stainless steel sink unit, good range of base units and drawers, wall cupboards, dishwasher, radiator and multi fuel range style cooker with cooker hood over. A UPVc door leads to:-

### CONSERVATORY 19' x 13' (5.79m x 3.96m)



With tiled floor, light/fan unit, side UPVc door and rear double UPVc doors to garden.

### STAIRS

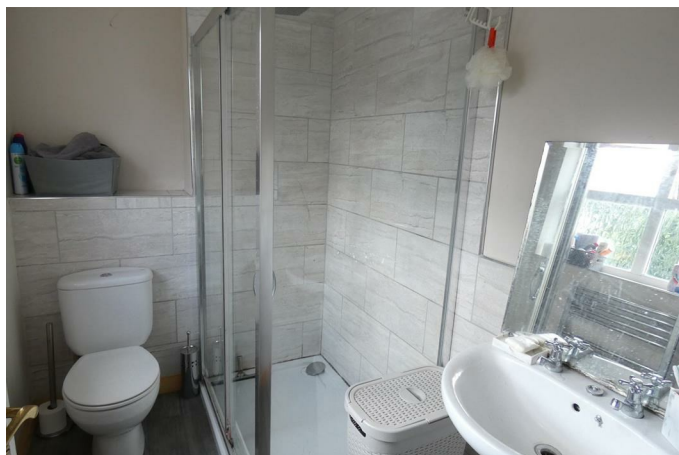
With carpet lead to the first floor landing with carpet, access to loft and shelved storage cupboard.

**MAIN BEDROOM 15'1" (into bay) x 18'4" (max)**  
(4.60m (into bay) x 5.59m (max))



With built in wardrobe, radiator and carpet plus access to the Dressing Area with further range of wardrobes and access to:-

**ENSUITE SHOWER ROOM 8'7" x 5'1" (2.62m x 1.55m)**



With white wash hand basin and W.C, shower cubicle with mains shower, cushion floor covering, extractor fan and heated towel rail.

**BEDROOM 2 9'9" x 9'4" (2.97m x 2.84m)**



With laminate floor and radiator.

**ENSUITE SHOWER ROOM 7'10" x 4'3" (2.39m x 1.30m)**

With tiled shower cubicle, extractor fan, radiator, wash hand basin, W.C and laminate floor.

**BEDROOM 3 11'3" x 8'3" (3.43m x 2.51m)**



With laminate floor and radiator.

**BEDROOM 4 8'4" x 7'8" (2.54m x 2.34m)**



With carpet and radiator.

**BATHROOM 11'9" x 6'4" (3.58m x 1.93m)**



With white suite of bath, wash hand basin and W.C, glazed shower cubicle with mains shower, heated towel rail, part tiled walls and extractor fan.

## OUTSIDE



The property is approached off Warwick Avenue via a wide private access driveway which is shared with the adjacent property. This leads to a good sized parking area plus lawned garden. Gated side access leads to the generous rear garden with barbeque patio, water point, generous lane area, raised corner gravel sitting area, summerhouse and a "Gin/Prosecco" Bar.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## TENURE

Freehold.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

To be confirmed.

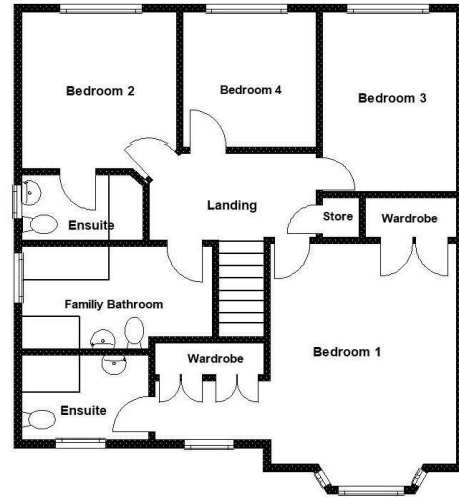
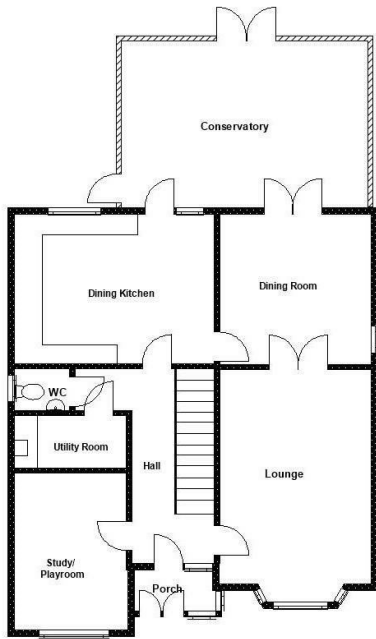
## SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

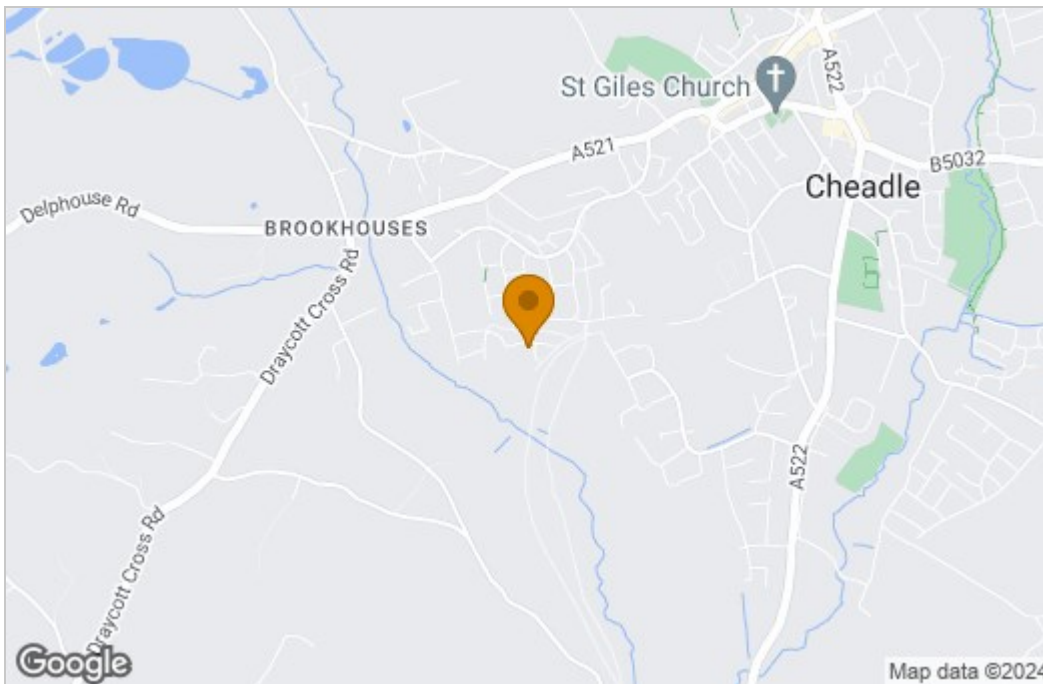
## FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

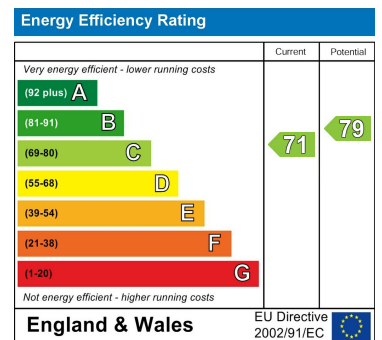
# Floor Plan



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

