



## **32, Moorcroft Close, Cheadle, Stoke-On-Trent, ST10 1HT** **Reduced To £249,950**

This detached property offers three bedroomed accommodation and is located on a quiet cul de sac with good open views to the rear. The property has been extended at the rear and affords a pleasant open plan style living space complete with UPVC double glazing and gas central heating via a combination gas boiler. The property comprises Storm Porch with composite door to Reception Hall, Lounge with feature solid fuel fireplace. Open access to a Good Sized Dining and Kitchen Area complete with oven and hob plus Rear Utility Room and Cloakroom. Stairs lead to the first floor with Three Good Sized Bedrooms, the main one having fitted wardrobes and a Modern Bathroom. Outside to the front is a wide block paved parking area with gated side access to a side driveway leading to a large blockwork and rendered Garage with double doors and electric supply. The private rear garden has paved area, lawn and well stocked shrub borders.

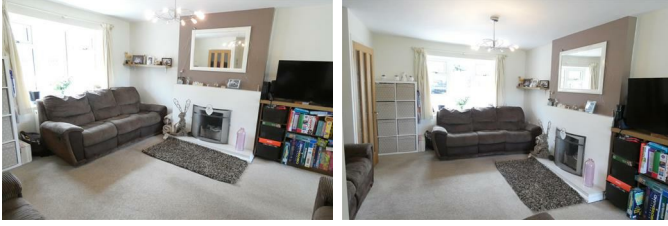
### STORM CANOPY

With composite door to:-

### RECEPTION HALL

With radiator, carpet and hardwood glazed door to:-

LOUNGE AREA 14' (max) x 14'7" (4.27m (max) x 4.45m)



With television point, carpet, below stairs store, radiator, telephone point and feature fireplace with real fire. Open access to:-

DINING AREA 9'2" x 11'1" (max) (2.79m x 3.38m (max))



With cushion floor covering, radiator, patio doors to rear garden and open access to kitchen area.

KITCHEN AREA 9'8" x 7'5" (2.95m x 2.26m)



With cushion floor covering, inset ceramic sink unit, good range of base units and drawers, built in electric oven and gas hob with cooker hood over, radiator, wall cupboards and glazed cabinet.

UTILITY ROOM 6'8" x 7'4" (max) (2.03m x 2.24m (max))

With provision for washing machine, inset ceramic sink unit, base units, tall storage cupboard, radiator, cushion floor covering, UPVc external door and wall mounted combination gas boiler.

CLOAKROOM 4'2" x 2'2" (1.27m x 0.66m)

With wash hand basin, cushion floor covering, extractor fan and Saniflow W.C.

### STAIRS

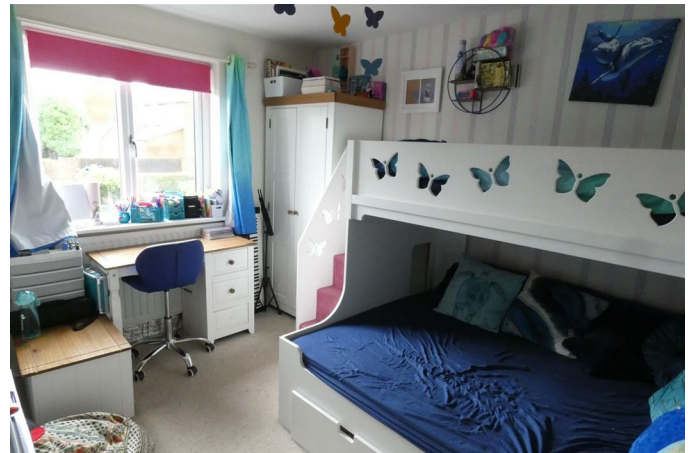
Lead to first floor landing with carpet, shelved storage cupboard and access via pull down ladder to part boarded loft storage area.

BEDROOM 1 10'1" (plus recess) x 9'7" (3.07m (plus recess) x 2.92m )



With carpet, radiator and built in range of wardrobes with side display shelving.

BEDROOM 2 11'3" x 9'9" (plus recess) (3.43m x 2.97m (plus recess))



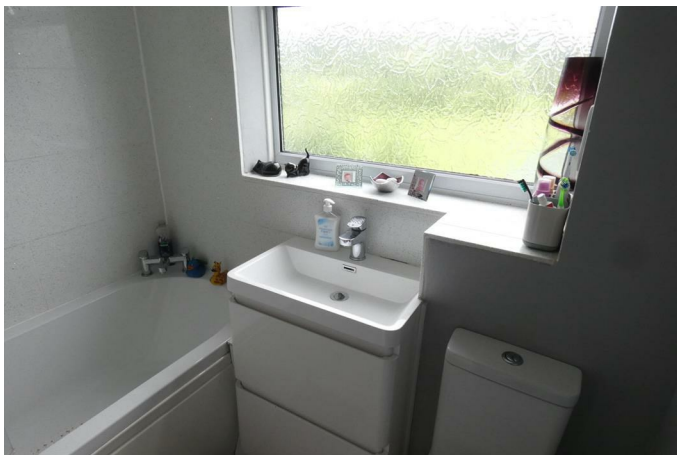
With carpet and radiator.

### BEDROOM 3 8'5" x 6'10" (2.57m x 2.08m)



With carpet and radiator.

### MODERN BATHROOM 6'6" x 5'6" (1.98m x 1.68m)



With heated towel rail, cushion floor covering, white suite of W.C., wash hand basin in vanity unit and shaped bath, mains shower unit, part tiled walls, shaver point, ceiling down lighting and extractor fan.

### OUTSIDE



To the front is a wide block paved parking area with gated side access to side driveway which affords additional parking space if required with water point and access to the large detached rendered blockwork garage (24'2" x 10'8") with double doors and electric supply. The enclosed rear garden has a paved patio area plus lawn with well stocked borders and open views to the rear.

### 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.

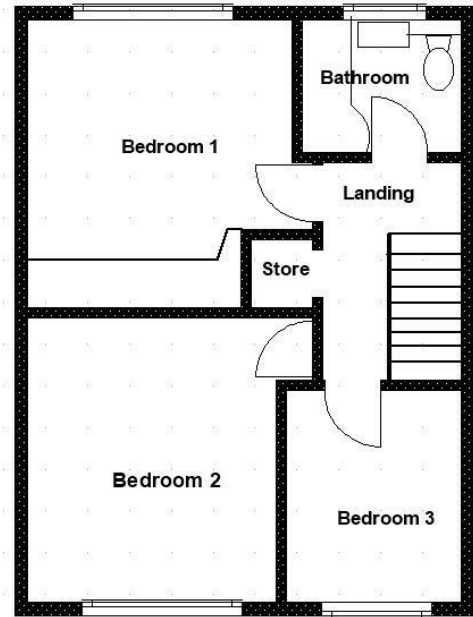
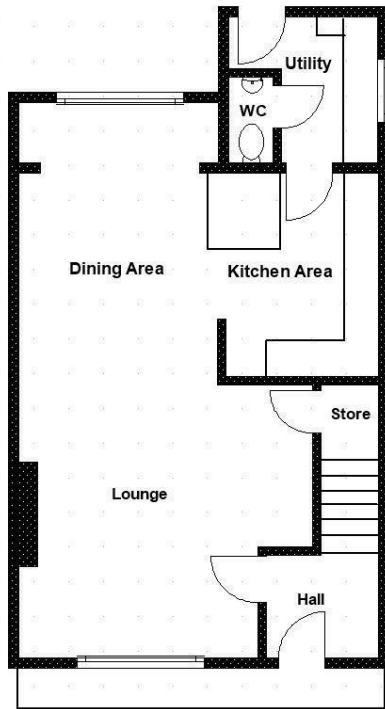
### SERVICES

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.**

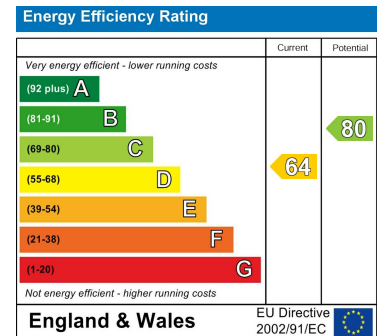
# Floor Plan



# 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.

