

21, Bramshaws Acre, Cheadle, Stoke-On-Trent, ST10 1BE **Offers Around £229,500**

Situated on this popular quiet cul de sac close to schools and local amenities this semi detached property occupies a larger than average well laid out garden with ample sitting and play areas plus a large fish pool. The property affords three bedroomed accommodation with modern fitted kitchen dining area and modern bathroom and benefits from UPVc glazing and gas central heating. The accommodation comprises Storm Canopy with composite door to Hall, Lounge, Dining Kitchen and rear UPVc Conservatory. Stairs lead to the first floor with Three Bedrooms, all with fitted wardrobes and recently installed bathroom. Outside there is a well stocked pretty front garden with tarmac driveway/parking which leads via gates to a further secure parking area and a detached brick Garage. The large rear garden has an enclosed lawn play area, feature side gravel sitting area and rear garden with gravel and paved features, fish pool and additional store.

STORM CANOPY

With composite door to:-

RECEPTION HALL

With carpet and radiator.

LOUNGE 13' x 11'6" (max) (3.96m x 3.51m (max))



With carpet, radiator, box bay window, television point, fireplace with coal effect gas fire, below stairs store, coving, panelling to dado rail and feature double doors to:-

FITTED DINING KITCHEN 14'8" x 9' (4.47m x 2.74m)



With Karndean flooring, dado rail, tall modern radiator, wall cupboards, base units and drawers, integrated fridge, freezer and washing machine, space for range cooker with cooker hood over, concealed gas central heating boiler and inset sink unit. The range cooker may be included by separate negotiation. Patio doors lead to:-

CONSERVATORY 8'9" x 8'5" (2.67m x 2.57m)



With tile effect laminate flooring, wall light points, radiator and patio doors to rear garden.

STAIRS

Lead to the first floor landing.

BEDROOM 1 11'6" (max) x 8' (3.51m (max) x 2.44m)



With carpet, radiator and built in wardrobes with centre dressing table.

BEDROOM 2 10'10" x 8' (3.30m x 2.44m)



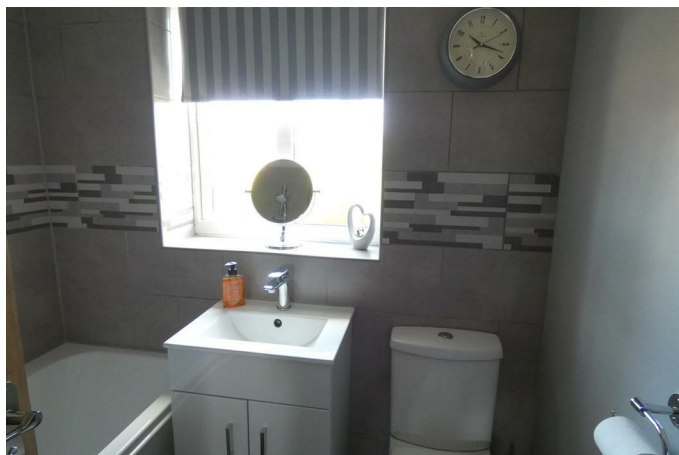
With carpet, radiator, built in wardrobes and access to loft storage area.

BEDROOM 3 7'6" x 6'9" (2.29m x 2.06m)



With carpet, radiator, built in wardrobe with dressing table and access to airing cupboard with hot water cylinder.

MODERN BATHROOM 6'3" x 5'6" (1.91m x 1.68m)



With part tiled walls, heated towel rail, cushion floor covering, shower spray fitting and white suite of shaped bath, wash hand basin in vanity unit and W.C.

OUTSIDE



To the front is a feature garden with lawn and well stocked borders with shrubs and conifers plus a further small lawn with shrub borders. A central tarmac driveway affords onsite parking and access via gates to a further tarmac area providing secure parking and access to the detached brick Garage (18'5" x 8'1") with up and over door, side door and electric supply. The large rear garden has an enclosed lawn play area, large side gravel sitting area plus the rear garden with gravel and paved features, shrubs, water point, large fish pool and further garden store.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band B

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr T Halliday, The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

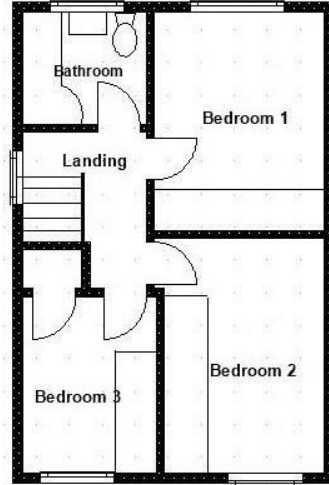
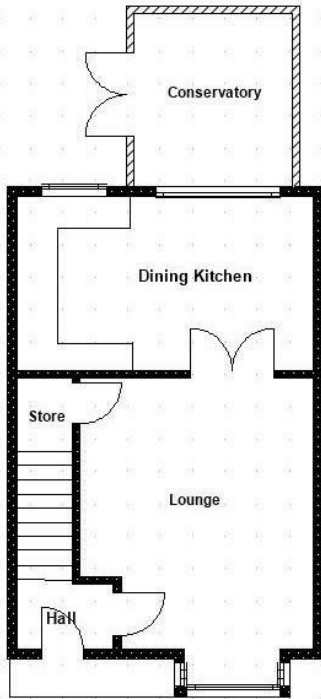
SERVICES

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

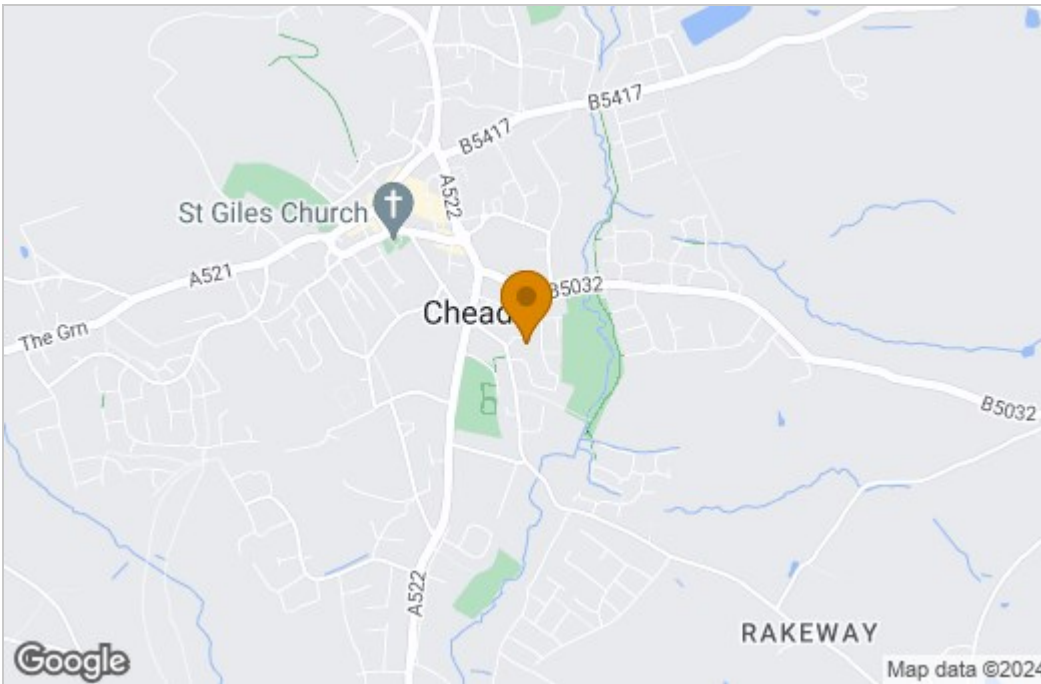
FINANCE

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.**

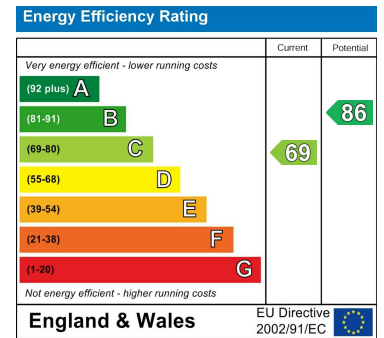
Floor Plan



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.

