



## **2, Thorley Drive, Chedale, Stoke On Trent, ST10 1SA Offers Around £222,000**

This semi detached dwelling is quite superb and has been substantially upgraded to create a modern open plan living area with fully fitted kitchen together with a modern shower room, fitted main bedroom and a resin parking area and driveway to the large attached brick Garage. A particular feature is the enclosed rear garden/entertaining area with a large raised deck with bin store and steps to the rear garden with artificial lawn with raised edge border, garden store, enclosed summer house and open sitting area with lighting. The accommodation includes UPVc glazing and fascias, cavity wall insulation, combination gas boiler and comprises Enclosed Porch with shoe store, Hall, Lounge/Dining Area, Fitted Kitchen, Three Bedrooms and Shower Room. Inspection is a must to fully appreciate all this property has to offer.



## ENCLOSED STORM PORCH



With UPVc external door, slate tiled floor, large shelved store cupboard, panelled walls and UPVc door to:-

## HALL



With laminate floor, radiator with shelf over and part glazed door to:-

## OPEN PLAN LOUNGE/DINING AREA 20'9" x 13' (max) (6.32m x 3.96m (max))



With no radiators, laminate flooring, ceiling down lighting, television point, display recess, below stairs store and open access to:-

## KITCHEN AREA 7'9" x 7'1" (2.36m x 2.16m)



With laminate floor, UPVc external door, inset sink unit, base storage cupboards, wall cupboards, integrated fridge, freezer and dishwasher, microwave, built in electric oven and ceramic hob with cooker hood over, part panelled walls and concealed wall mounted combination gas boiler.

## STAIRS



With carpet lead to the first floor landing with glazed panels, tall mirror finish radiator and access via ladder to part boarded loft storage area with light.

## BEDROOM 1 9'8" x 8'9" (2.95m x 2.67m)



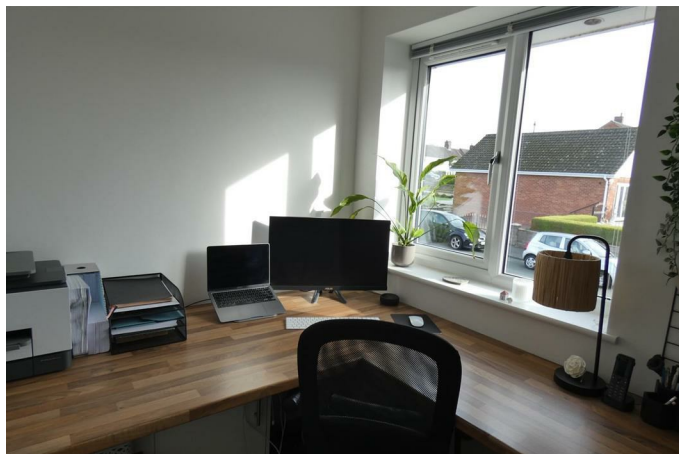
With carpet, radiator, television point and sliding mirrored doors to wardrobe area with drawers and dressing table.

**BEDROOM 2** 9'9" (max) x 9'6" (2.97m (max) x 2.90m)



With radiator, laminate floor and built in wardrobe with centre mirrored section.

**BEDROOM 3/STUDY** 7'6" x 6' (2.29m x 1.83m)



With radiator, laminate floor and large corner desk unit.

**MODERN SHOWER ROOM** 6'1" x 5'4" (1.85m x 1.63m)



With tiled floor, tiled walls, shower cubicle with mains shower, wash hand basin in vanity unit, W.C., extractor fan, heated towel rail and ceiling down lighting.

**OUTSIDE**



To the front is a resin parking area and resin driveway which affords access to the large attached brick Garage (19'3" x 9'6") with remote up and over door, UPVc rear door, sink unit, provision for washing machine, hot and cold water point and gas meter. Gated side access leads to the excellent rear garden with a large deck area with water point, exterior lighting and steps to lower level with artificial lawn area, raised edge shrub border, enclosed garden store, enclosed garden room with TV point and open corner sitting area with lighting.

**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 advised.

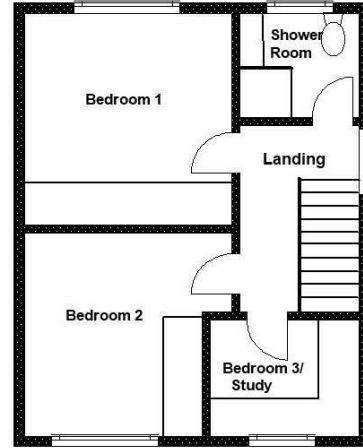
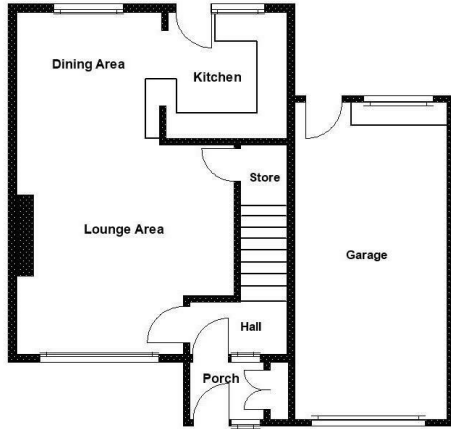
**SERVICES**

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.**

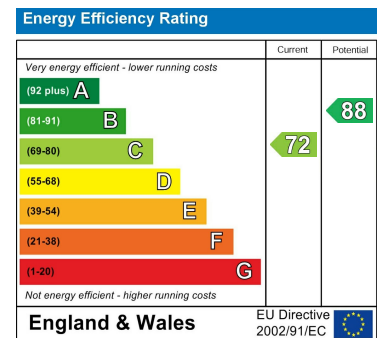
# Floor Plan



# Area Map



# Energy Efficiency Graph



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