

## **3, Harborne Road, Cheadle, Stoke-On-Trent, ST10 1JU** **Reduced To £245,000**

This substantial detached dwelling has been extended by the previous owners and now affords four bedroomed accommodation with two bathrooms, a feature open plan kitchen and dining area and a spacious lounge with feature part wood block flooring. The property is located in this established location reasonably close to the town centre and local amenities and includes majority UPVC glazing, gas central heating, well fitted kitchen area with Neff appliances and a multi fuel stove in feature brick fireplace. It comprises Storm Canopy with UPVC door to Spacious Dining Area with open arch to the Well Fitted Kitchen Area plus Rear Hall with access to the Rear Conservatory and Ground Floor Shower Room/Utility. Stairs lead to the first floor with Four Bedrooms and Shower Room. Outside gated access leads to a good sized tarmac driveway/parking area with paved and gravel bed garden with shrubs. Gated side access leads to the mainly paved rear garden with raised shrub beds and garden store.

## STORM CANOPY

With UPVc door to:-

## DINING AREA 13' x 12' (3.96m x 3.66m)



With two radiators, tiled floor, telephone point and feature brick fireplace with multi fuel stove. An open arch access leads to:-

## KITCHEN AREA 15' x 6'9" (4.57m x 2.06m)



With tiled floor, good range of base units and drawers, quality worktop, Neff appliances which includes oven, gas hob, fridge freezer and cooker hood, glazed cabinet, modern tall radiator, part tiled walls and wine rack.

## REAR HALL

With tiled floor, cloaks cupboard and part glazed hardwood door to:-

## CONSERVATORY 17'9" x 7'2" (5.41m x 2.18m)



With tiled floor, wall light points, radiator and UPVc external door.

## SHOWER ROOM 8' x 5'9" (2.44m x 1.75m)



With W.C, wash hand basin, tiled floor, tiled walls, shower cubicle with mains shower, heated towel rail, provision for washing machine, sealed unit double glazed window and extractor fan.

## SPACIOUS LOUNGE 15'92" x 16'2" (into bay) (4.57m x 4.93m (into bay))



With two radiators, part wood block flooring, television point and feature open plan staircase.

## STAIRS AND LANDING

With carpet, shelved storage area, radiator and loft access.

## BEDROOM 1 12' x 10'11" (3.66m x 3.33m)



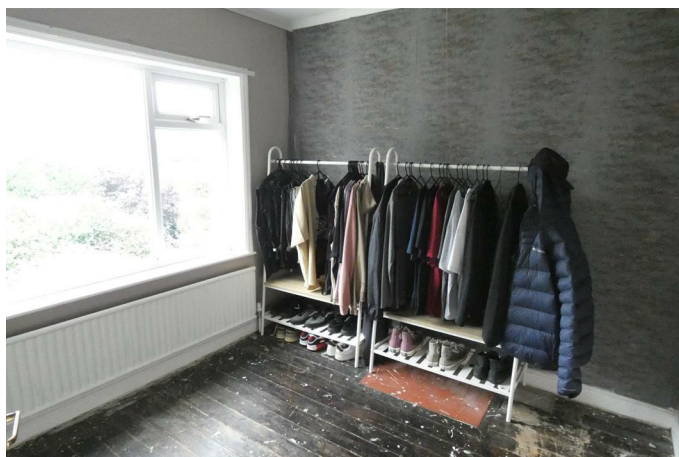
With carpet, radiator, walk in wardrobe and airing cupboard with wall mounted combination gas boiler.

**BEDROOM 2** 11'5" x 8'10" (plus recess) (3.48m x 2.69m (plus recess))



With radiator and store off.

**BEDROOM 3** 9' x 9' (2.74m x 2.74m)



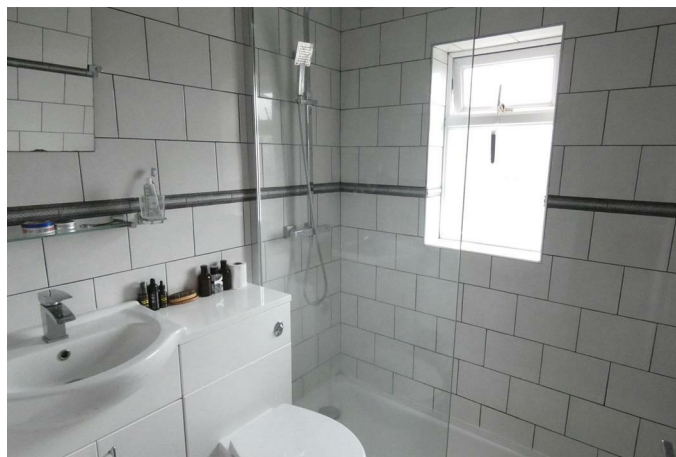
With coving and exposed boarded floor.

**BEDROOM 4** 11'6" x 5'9" (3.51m x 1.75m)



With radiator and coving.

**SHOWER ROOM** 6' x 5'8" (1.83m x 1.73m)



With white suite of wash hand basin and W.C in vanity unit, walk in shower area with glazed panel and mains shower unit, tiled walls, tiled floor and heated towel rail.

**OUTSIDE**



Gated access leads to a generous sized tarmac parking area. The front garden is laid to paved and gravel beds and shrubs. Gated side access leads to the enclosed mainly paved rear garden with water point, raised shrub beds and 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.

**VIEWING**

Strictly by arrangement with the Estate Agent.

**VENDORS SOLICITORS**

Mr A Burrows of Tinsdills Solicitors, 10 Derby Street, Leek, Staffordshire ST13 5AW. Telephone 01538 399332.

**SERVICES**

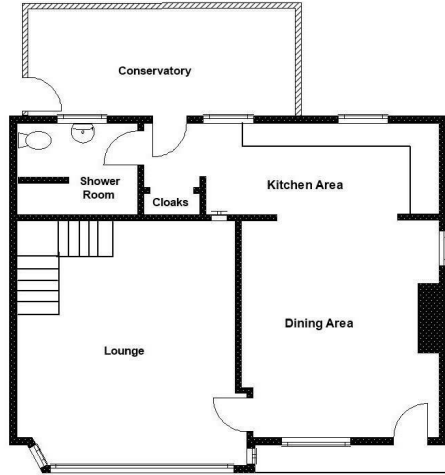
We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

**FINANCE**

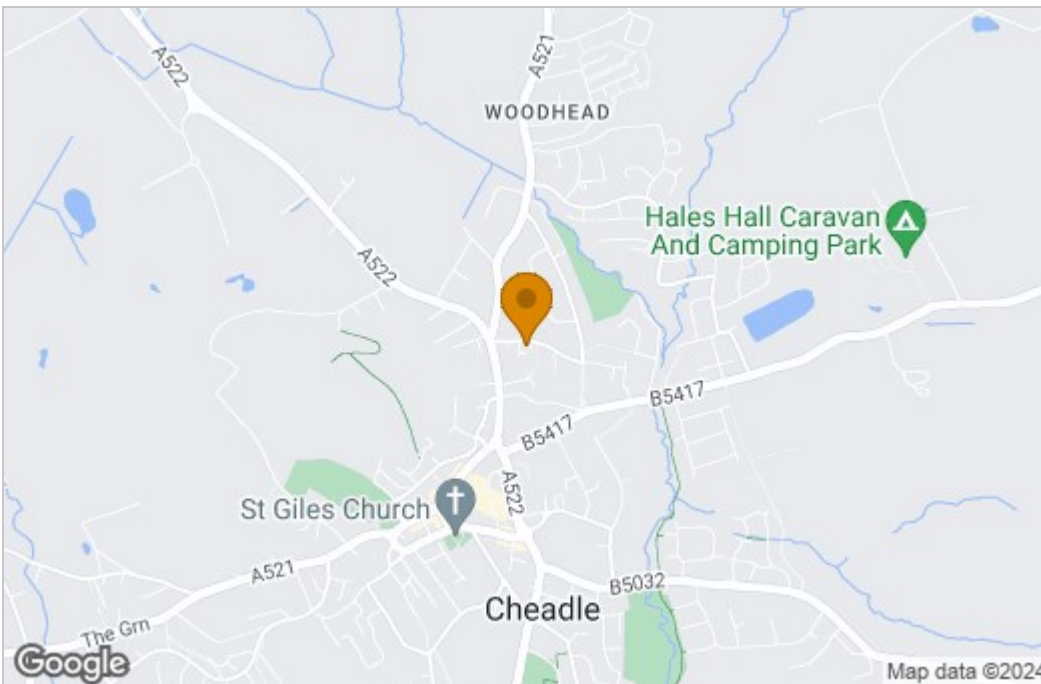
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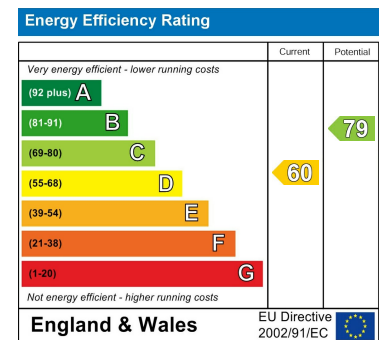
# Floor Plan



## 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.

