



## 7, Graffam Grove, Cheadle, Stoke-On-Trent, ST10 1SP Offers Around £295,000



This substantial detached four bedroomed property is located in this established residential area and enjoys open townscape views to the rear. The property includes UPVc glazing and fascias, cavity wall insulation plus gas central heating via a combination gas boiler and a fitted kitchen with integrated appliances and ample built in storage throughout the property. The accommodation is clean and tidy throughout and comprises Enclosed Storm Porch, Reception Hall, Shower Room, Lounge with sliding doors to the Dining Room and a Fitted Kitchen. Stairs lead to the first floor landing with Four Bedrooms, all with fitted furniture and a Bathroom. Outside to the front is a lawned garden with shrub border plus a wide tarmac driveway affords onsite parking and access to the part integrated Garage. A gated side access lead to the enclosed rear garden with paved patio, lawn, shrubs, garden store plus side lean to store. A good family home.

- Four Bedrooms
- Ground Floor Shower Room
- Open Townscape Views To Rear
- Ample Built In Storage Throughout
- A Good Family Home
- Two Reception Rooms
- Popular Established Location
- UPVc Glazing & Fascias
- Combination Gas Boiler

