



## 30, Stokesay Drive, Cheadle, Stoke On Trent, ST10 1YU Offers Around £359,950

A good family home offering four bedrooms, three bathrooms and two reception rooms together with a dining kitchen and a rear conservatory. The property includes UPVC glazing and fascias together with gas central heating and occupies a relatively quiet spot on this popular reasonable modern development and comprises Storm Canopy, Reception Hall, Cloakroom with W.C, Lounge, Separate Dining Room, Dining Kitchen, Conservatory and Utility Area with dog wash facility.

Stairs lead to the first floor with Spacious Main Bedroom with Ensuite Shower Room, Bedroom 2 with Ensuite Shower Room, Two Further Bedrooms and Family Bathroom. The three main bedrooms all have built in wardrobes. Outside a shared driveway gives access to the generous front private parking area with access to a storage area, caravan hardstanding and side carport. The enclosed rear garden has a corner sitting area/hot tub area, summerhouse, sun shade, lawn, shrubs, paved and gravel areas and vegetable garden.

## STORM PORCH

With paved floor, exterior light and glazed door to:-

## RECEPTION HALL



With laminate floor, coving and radiator with decorative screen.

## CLOAKROOM 5'1" x 3'11" (1.55m x 1.19m)

With laminate floor, coving, radiator, wash hand basin and W.C.

## LOUNGE 18'6" (into bay) x 11'8" (5.64m (into bay) x 3.56m)



With carpet, two radiators, box bay window, television point, telephone point, coving, wall light points and feature fireplace with coal effect gas fire. Double doors lead to:-

## DINING ROOM 10'3" x 9'10" (3.12m x 3.00m)



With radiator, laminate flooring and coving.

## DINING KITCHEN 16'10" x 9'10 (max) (5.13m x 3.00m (max))



With tiled floor, base units and drawers, wall cupboards, breakfast bar, radiator, tall storage cupboard, electric oven and gas hob with cooker hood over, stainless steel sink unit, coving, television point, provision for dishwasher and UPVc door:-

## CONSERVATORY 9'6" x 9'5" (2.90m x 2.87m)

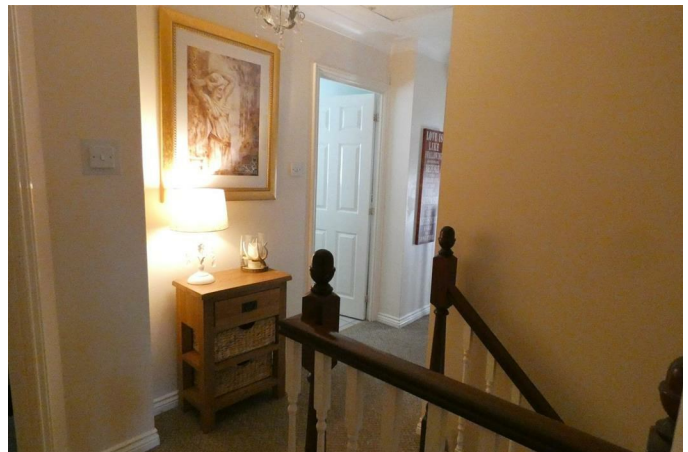


With laminate flooring and UPVc door to rear garden.

## UTILITY AREA 12'9" x 8' (3.89m x 2.44m)

Created from the rear section of the original garage this area includes a wall mounted gas fired central heating boiler, UPVc external door, working surface and dog wash area with bath and hot and cold water supply.

## STAIRS



Lead to the first floor landing with carpet, airing cupboard with insulated cylinder and access via a pull down ladder to loft storage area with light.

**BEDROOM 1 13'3" x 16'6" (max) (4.04m x 5.03m (max) )**



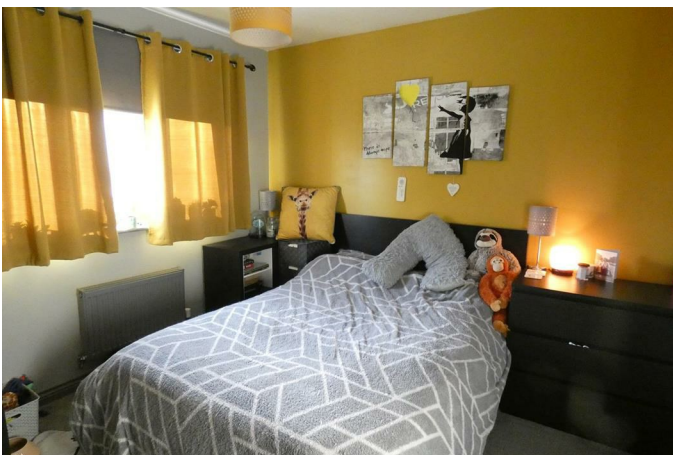
With carpet radiator and built in wardrobe.

**ENSUITE SHOWER ROOM 7'4" x 4' (plus recess) (2.24m x 1.22m (plus recess))**



With heated towel rail, tiled floor, white wash hand basin and W.C, shaver point, part tiled walls, extractor fan and good sized shower cubicle with mains shower.

**BEDROOM 2 10'1" x 9'5" (3.07m x 2.87m)**



With carpet, radiator and built in wardrobe.

**ENSUITE SHOWER ROOM 4'3" x 5'4" (1.30m x 1.63m)**



With white wash hand basin and W.C, radiator, extractor fan and tiled shower cubicle with mains shower.

**BEDROOM 3 9'9" x 8'3" (2.97m x 2.51m)**



With laminate floor, radiator and built in wardrobe.

**BEDROOM 4 10'3" x 8' (3.12m x 2.44m)**



With carpet and radiator.

## BATHROOM 7' x 5'6" (2.13m x 1.68m)



With white bath, wash hand basin and W.C, part tiled walls, radiator, extractor fan and cushion floor covering.

## OUTSIDE



A shared access driveway leads to a good sized private front parking area with access to a front storage area (the front section of the original garage) plus access to hardstanding caravan parking plus a good sized side carport (18'10" x 12'6"). Side gated access leads to the enclosed rear garden with paved and gravel area and steps to lawned garden with shrub borders, vegetable plot and summerhouse plus a pull out sun shade and corner side area with artificial grass and brick edge which is currently used for a hot tub. (This may be included by separate negotiation).

## 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 D

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

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

## SERVICES

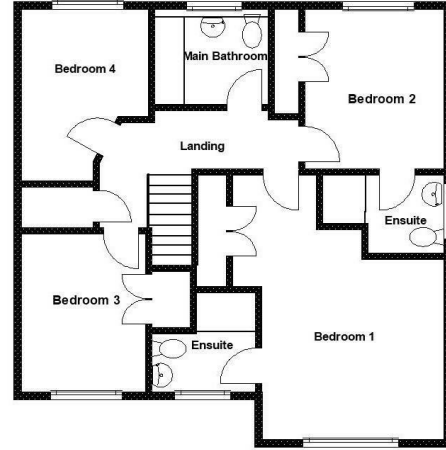
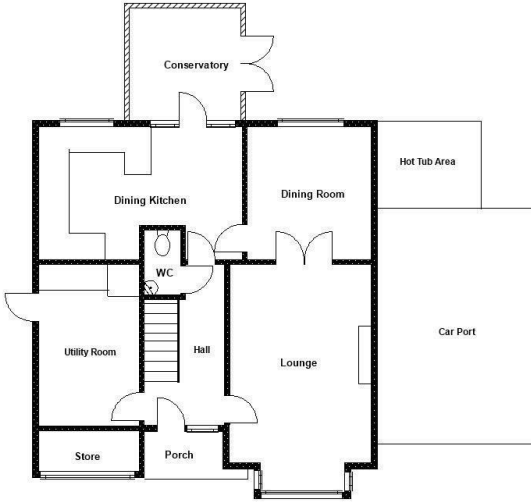
We have not tested any of the services or

apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

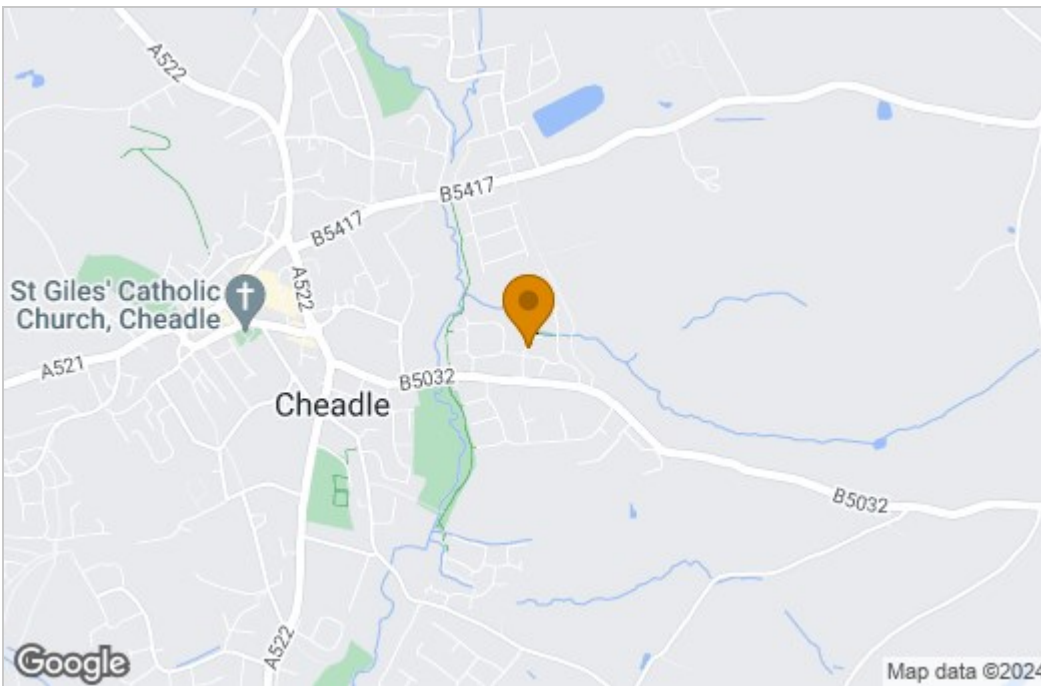
## FINANCE

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.**

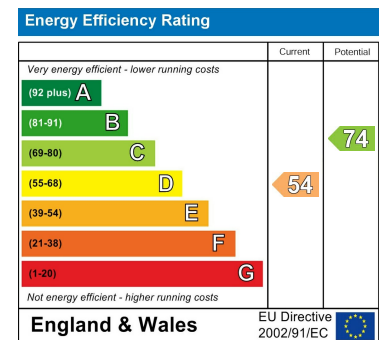
# Floor Plan



# 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.

