



## 5, Rawle Close, Cheadle, Stoke-On-Trent, ST10 1UX Offers Around £349,950

This good sized detached bungalow is well situated on this small select cul de sac within easy distance of the town centre and local amenities and affords three bedroomed accommodation with ensuite facility. The property benefits from sealed unit double glazing and gas central heating and comprises Spacious Hall, Cloakroom with W.C, Lounge with open archway to Dining Room, Kitchen and Utility Room plus Three Bedrooms, Ensuite Shower Room and Main Bathroom. Outside there is a mainly lawned front garden with a wide block paved driveway which affords ample parking and access to a substantial brick Double Garage with loft storage. The rear garden is enclosed with paved patio area, water point, lawned garden, raised shrub borders and garden store.

### STORM CANOPY

With tiled floor and part glazed door to:-

### SPACIOUS HALL



With tiled floor, radiator, coving, cloaks cupboard and access to loft storage area which also houses a wall mounted combination gas boiler.

### CLOAKROOM 5'10" x 4'1" (1.78m x 1.24m)



With cushion floor covering, coving, radiator, part tiled walls, wash hand basin and W.C.

### LOUNGE 19'8" x 11'4" (5.99m x 3.45m)



With radiator, carpet, feature fireplace with coal effect gas fire, coving, television point and open archway to:-

### DINING ROOM 9'11" x 9'7" (3.02m x 2.92m)



With tiled floor, coving, radiator and patio doors to rear garden.

### KITCHEN 9'11" x 8'7" (3.02m x 2.62m)



With stainless steel sink unit, base units and drawers, wall cupboards, radiator, laminate flooring, electric cooker point and cooker hood.

### UTILITY ROOM 6'10" x 5'8" (2.08m x 1.73m)



With radiator, laminate floor, base units, wall cupboards, provision for washing machine and part glazed external door.

**BEDROOM 1 12'10" x 9'9" (3.91m x 2.97m)**



With radiator, laminate flooring, coving and built in wardrobe.

**ENSUITE SHOWER ROOM 6'9" x 5'5" (2.06m x 1.65m)**



With wash hand basin in vanity unit, W.C, corner shower cubicle with electric shower, radiator, tiled walls and cushion floor covering.

**BEDROOM 2 9'11" x 9'8" (3.02m x 2.95m)**



With laminate flooring, radiator and coving.

**BEDROOM 3 9'11" x 8'1" (max) (3.02m x 2.46m (max))**



With radiator, coving and laminate flooring.

**BATHROOM 6'9" x 5'5" (2.06m x 1.65m)**



With white suite of bath, wash hand basin and W.C, mains shower unit, shower screen, radiator, tiled walls and laminate floor.

**OUTSIDE**



To the front is a raised garden with shrubs and central block paved pathway. To the side is a long wide block paved driveway which affords ample onsite parking and access to the substantial detached brick double garage (19' x 7' x 17'5") with twin up and over doors, side door, electric supply and loft storage area. The enclosed rear garden has a water point, paved patio area, raised lawn area, shrub beds and garden store.

**NOTE**

There is a restriction on the parking of caravans and commercial vehicles but this only applies to the area in front of the property and does not include the driveway to the side of the property.

**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 E

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

Kay Emery of Dicksons Solicitors, 30-36 Cheapside, Hanley, Stoke on Trent, Staffordshire ST1 1HQ. Telephone 01782 262424.

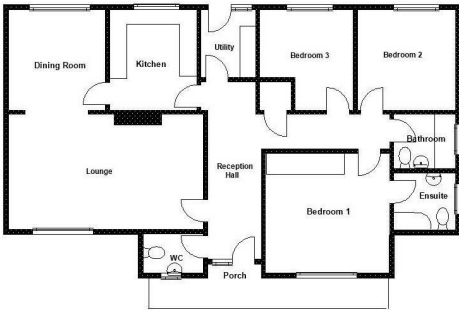
## SERVICES

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.

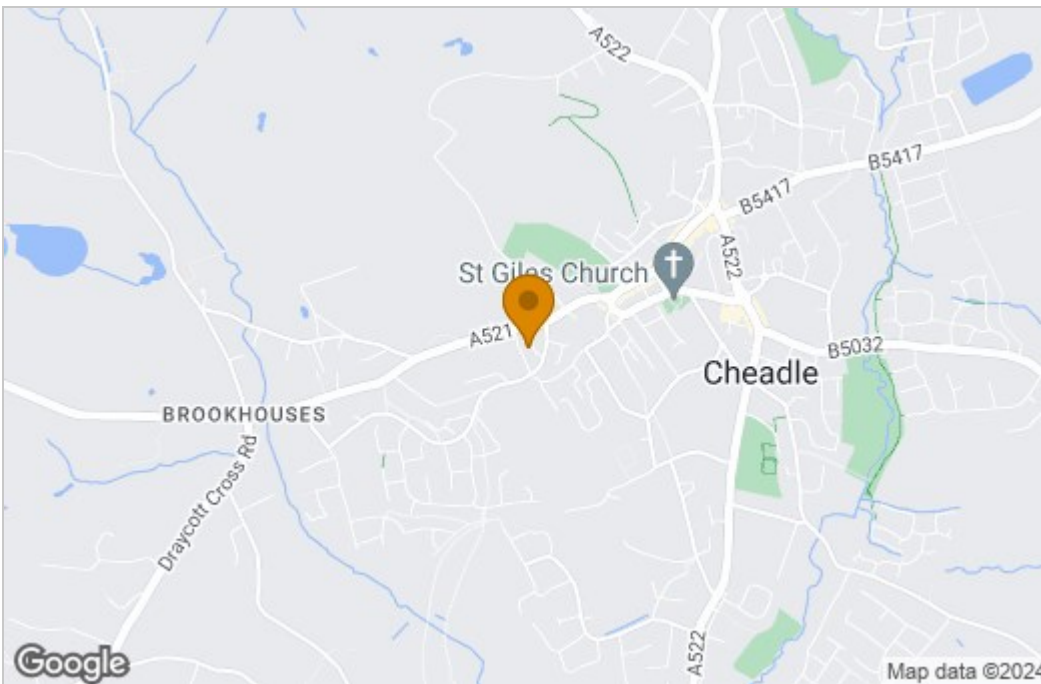
## FINANCE

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.**

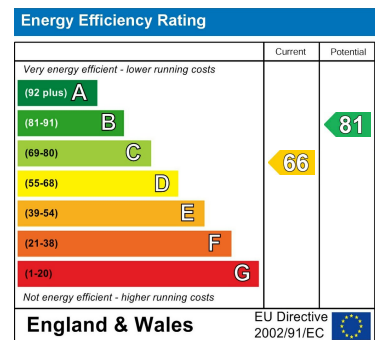
# Floor Plan



# 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.