



## **25, The Sidings, Cheadle, Stoke On Trent, ST10 1YD Offers Around £249,850**

This reasonably modern detached dwelling affords three bedroomed accommodation and is located on a cul de sac which is close to the local schools and amenities and enjoys open views over the school fields at the rear. The property includes UPVC double glazing and gas central heating via a combination gas boiler and comprises Storm Canopy with UPVC door to Spacious Hall and Cloakroom off, Fitted Kitchen and 'L' shaped Lounge/Dining Room with UPVC doors to the garden. Stairs lead to the first floor with Three Bedrooms, the main bedroom having fitted wardrobes, plus a Modern Bathroom. The front garden is laid to lawn and shrubs. A side tarmac driveway with electric point affords parking space and access to a detached brick Garage with remote up and over door and storage area. The enclosed rear garden has stone paved patio area, lawn and shrubs.



## STORM CANOPY

With light and UPVc door to:-

## GOOD SIZED HALL



With cushion floor covering and radiator.

## CLOAKROOM 6'5" x 2'5" (1.96m x 0.74m)

With cushion floor covering, radiator, W.C, corner wash hand basin, extractor fan and access to below stair storage area.

## KITCHEN 8'11" x 8'2" (2.72m x 2.49m)



With modern inset sink unit, base units and drawers, wall cupboards, part tiled walls, provision for washing machine, built in electric oven and gas hob with cooker hood over, radiator and concealed wall mounted combination gas boiler.

## 'L' SHAPED LOUNGE 16'8" (max) x 15' (5.08m (max) x 4.57m)



With carpet, decorative fireplace with electric fire, television point, radiator and UPVc patio doors to the rear garden.

## STAIRS



With carpet lead to the first floor landing with loft access.

## BEDROOM 1 13' (max) x 9'4" (3.96m (max) x 2.84m)



With carpet, radiator, television point and built in range of wardrobes.

## BEDROOM 2 12'9" x 7'4" (3.89m x 2.24m)



With carpet and radiator.

## BEDROOM 3 9' x 7'3" (2.74m x 2.21m)



With carpet and radiator.

MODERN BATHROOM 6'6" x 5'6" (1.98m x 1.68m)

FINANCE



With white suite of bath, wash hand basin and W.C, part tiled walls with display alcove, mains shower unit, shower screen, radiator, ceiling down lighting and extractor fan.

### OUTSIDE



The front garden is laid to lawn and shrubs. A tarmac driveway affords parking space with external electric socket and access to the detached brick garage (17' x 8'3") with remote up and over door and side door. The enclosed rear garden has a central lawn with stone paved patio area, shrubs and exterior light.

### 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 C.

### VIEWING

Strictly by arrangement with the Estate Agent.

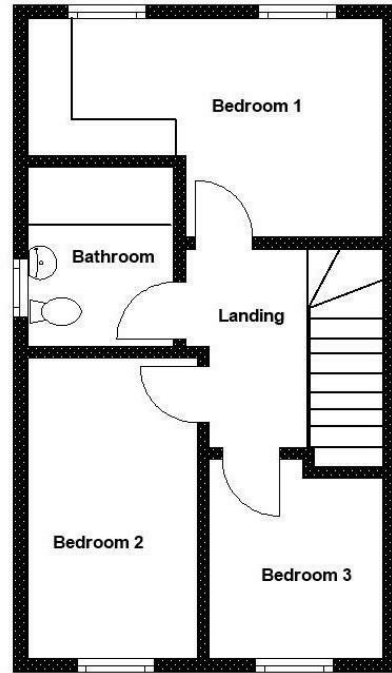
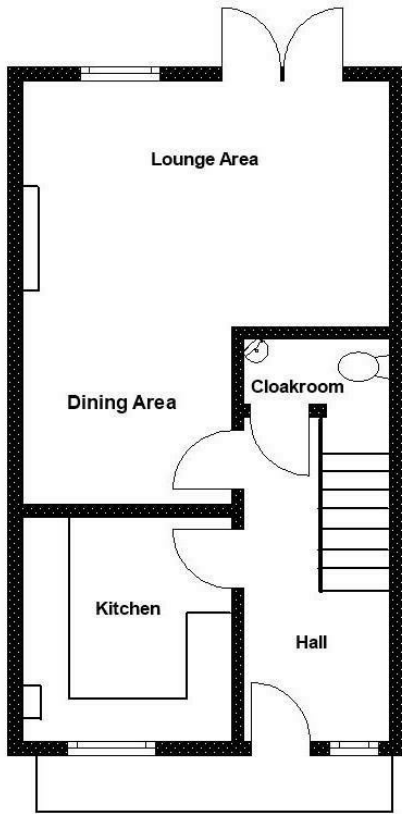
### VENDORS SOLICITORS

Mr L Pointon of A H Brooks & Co Solicitors, Central Building, High Street, Cheadle, Stoke on Trent, Staffordshire ST10 1AR. Telephone 01538 754253.

### 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.

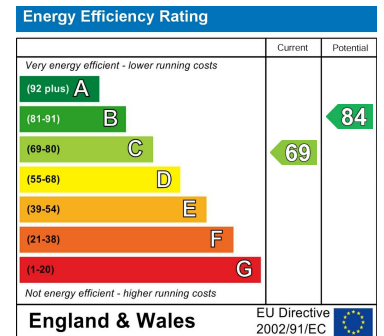
# Floor Plan



# 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.

