



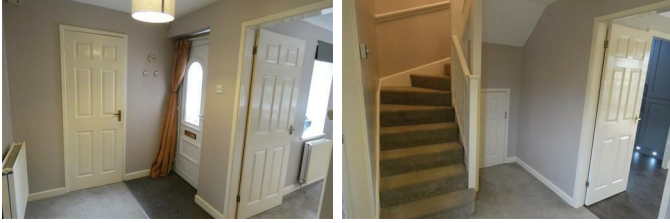
## **5, Millstream Close, Chedale, Stoke-On-Trent, ST10 1XN Offers Around £339,500**

This reasonably modern detached dwelling is well located adjoining the nature area on this small development and affords four bedroomed accommodation with ensuite facility together with a large rear conservatory and a recently installed modern kitchen with range style cooker which all goes to create a great family living space. The property includes UPVC glazing and gas central heating and comprises Storm Canopy, Reception Hall, Cloakroom with W.C, Dining Room with open access to the excellent Kitchen Area with Rear Hall/Utility off plus access from the Dining Room to the Large Conservatory. Stairs lead to the first floor with Four Bedrooms, the main Bedroom having an Ensuite Shower Room, plus the Family Bathroom. Outside the property is accessed via a shared private driveway leading to a tarmac parking/turning area with shrubs and gravel borders plus access to the attached Garage. Side access leads to the enclosed rear garden area with deck area, lawn, shrubs, raised beds and enclosed side area with garden store. The property is chain free.

### STORM CANOPY

With external light and UPVc door to:-

### RECEPTION HALL



With carpet, radiator and below stairs store.

### CLOAKROOM 6'3" x 2'7" (1.91m x 0.79m)



With W.C., wash hand basin in vanity unit, radiator and cushion floor covering.

### LOUNGE 14' x 13'9" (into bay) (4.27m x 4.19m (into bay))



With two radiators, carpet, coving, bay window, television point and wall light points.

### DINING ROOM 9'8" x 9' (2.95m x 2.74m)



With radiator, cushion floor covering, patio doors to rear conservatory and open archway to:-

### FITTED KITCHEN 12' x 9'7" (3.66m x 2.92m)



With inset sink unit, good range of base units and drawers, wall cupboards, glazed display cabinets, range style cooker with cooker hood over, plinth lighting, USB charging socket, modern tall radiator, integrated dishwasher and television point.

### REAR HALL/UTILITY 6'4" x 4'7" (1.93m x 1.40m)

With provision for washing machine, part tiled walls, extractor fan, cushion floor covering and UPVc external door.

**CONSERVATORY 14'9" x 14' (4.50m x 4.27m)**



With UPVc external door, laminate flooring and access door to the garage.

**STAIRS**



Lead to the first floor landing with carpet, access to loft area and airing cupboard with insulated cylinder.

**BEDROOM 1 14'1" x 12'3" (max) (4.29m x 3.73m (max))**



With carpet, radiator and built in wardrobes.

**ENSUITE SHOWER ROOM 6'10" x 4'10" (2.08m x 1.47m)**



With white suite of W.C. and wash hand basin, corner shower cubicle with mains shower, extractor fan, shaver point, part tiled walls and tiled floor.

**BEDROOM 2 10'1" x 9'9" (3.07m x 2.97m)**



With laminate floor, radiator, built in wardrobe and television point.

**BEDROOM 3 9'9" x 8'4" (plus recess) (2.97m x 2.54m (plus recess))**



With laminate floor, radiator and access to loft storage area.

**BEDROOM 4 11'2" (max) x 6'4" (3.40m (max) x 1.93m )**



With carpet, radiator, telephone point and access to loft storage area.

**BATHROOM 6'10" x 5'6" (plus recess) (2.08m x 1.68m (plus recess))**



With white suite of W.C. wash hand basin and shaped bath, mains shower unit, shower screen, tiled floor, part tiled walls, heated towel rail and extractor fan.

## OUTSIDE



The property is accessed over a shared private driveway which leads to a parking/tarmac area with access to the attached brick Garage ( 16'4" x 8'2") with roller shutter door, electric trip box and wall mounted gas boiler. The front garden areas are laid to gravel and slate chip areas with shrubs. Gated side access leads to the enclosed rear garden with deck area, raised bed, lawn and shrubs plus gated access to side paved area with 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.  
Tax Band D.

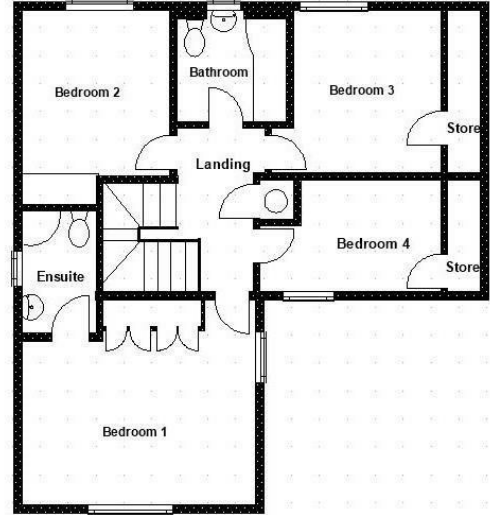
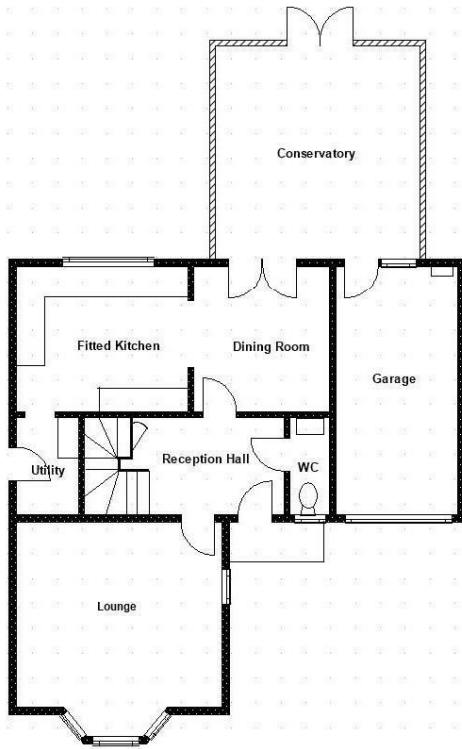
**VIEWING**  
By arrangement with the Estate Agent.

**VENDORS SOLICITORS**  
To Be Confirmed.

**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 advisor 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.**

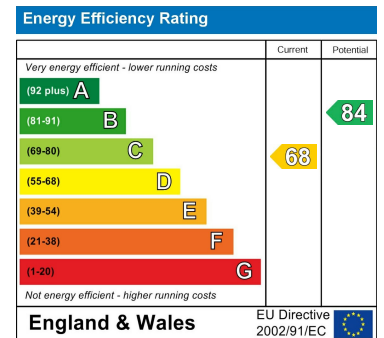
# Floor Plan



# 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.

