



West View, 1, The Birches, Cheadle, Stoke-On-Trent, ST10 1QB Offers Around £330,000

This substantial detached dwelling, part of which dates from the 1840's, offers four bedroomed accommodation arranged over three floors and is located close to the local schools and town centre facilities. The property has "bundles" of character and is a perfect non standard family home. It has sealed unit double glazing, gas central heating via a combination gas boiler and comprises Hall, Spacious Lounge, with multi fuel stove, Snug, Spacious Dining Kitchen, Utility Room with storage and a Cloakroom off with W.C. Stairs lead to the first floor with Three Bedrooms and a Modern Shower Room plus a narrow staircase to the top floor suite with Large Main Bedroom with exposed purlins, Spacious Well Fitted Bathroom with roll top bath and corner shower plus access to a walk in loft store room. Outside there is a front garden with lawn and shrub border. A wide block paved driveway affords onsite parking and access to a large concrete sectional Garage. The pretty rear garden has lawn area, gravel pathways, shrubs, fruit tree, wood store and feature corner deck area,. Well worth a visit.

ENCLOSED PORCH

With twin external doors, carpet and glazed door to:-

LOUNGE 19' x 13' (max) (5.79m x 3.96m (max))



With television point, feature fireplace with multi fuel stove on stone hearth, cupboard housing electricity meter, radiator, carpet and built in display shelves.

SNUG 13'9" x 10' (4.19m x 3.05m)



With radiator, carpet and access door to Utility Area.

DINING KITCHEN 19'4" x 11'6" (max) (5.89m x 3.51m (max))



With tiled floor, inset sink unit, good range of base units and drawers, integrated dishwasher, fridge and freezer, feature modern radiator, feature cooker alcove with cooker hood and range style cooker, ceiling down lighting, part tiled walls and UPVC external door.

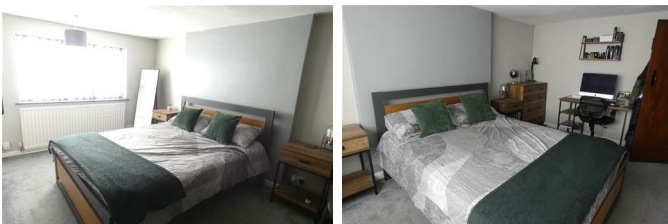
UTILITY ROOM 8'8" x 4'10" (2.64m x 1.47m)

With tiled floor, provision for washing machine, tiled walls and built in storage cupboard.

CLOAKROOM 5' x 2'7" (1.52m x 0.79m)

With tiled floor, part tiled walls, W.C, ceiling down lighting, wash hand basin in vanity unit and illuminated mirror.

BEDROOM 2 14'1" x 9'4" (plus recess) (4.29m x 2.84m (plus recess))



With carpet, radiator, television point and built in storage cupboard.

BEDROOM 3 11'3" (max) x 10'6" (3.43m (max) x 3.20m)



With carpet and radiator.

BEDROOM 4 11'9" (max) x 6'4" (3.58m (max) x 1.93m)



With carpet and radiator.

MODERN SHOWER ROOM 7'7" x 5'5" (2.31m x 1.65m)



With tiled walls, tiled floor, shower area with panelled walls, glazed screen and mains shower unit, W.C and wash hand basin in vanity unit, ceiling down lighting, extractor fan and heated towel rail.

FEATURE NARROW STAIRCASE



Leads to the top floor suite with landing area with exposed purlins, carpet and access to "walk in " loft storage area which also houses the wall mounted combination gas boiler.

MAIN BEDROOM 14'4" x 12'10" (4.37m x 3.91m)



With carpet, radiator, wall light points, television point, exposed purlins and loft access.

SPACIOUS BATHROOM 10'7" x 7'4" (3.23m x 2.24m)



With white suite of W.C, wash hand basin and roll top bath, corner shower cubicle with electric shower, exposed purlin, Victoria style radiator, cushion floor covering, ceiling down lighting, extractor fan, wall light points and display alcove.

OUTSIDE



The front garden is laid to lawn with gravel pathway and shrub borders. A wide block paved driveway affords onsite parking and access to the concrete sectional Garage (20' x 9'3") with side door and remote up and over door. A gravel pathway leads via a gate to the rear garden with water point, wood store, gravel pathway, lawn area, well stocked shrub

border, fruit tree, garden store and raised rear corner deck area.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band D

VACANT POSSESSION

On Completion.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

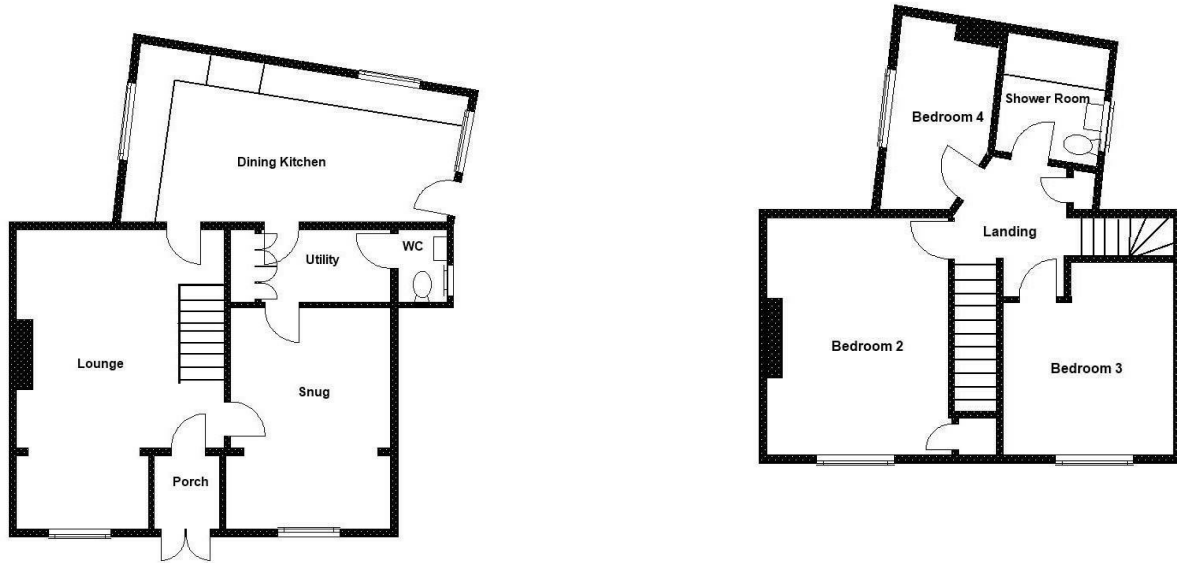
SERVICES

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.

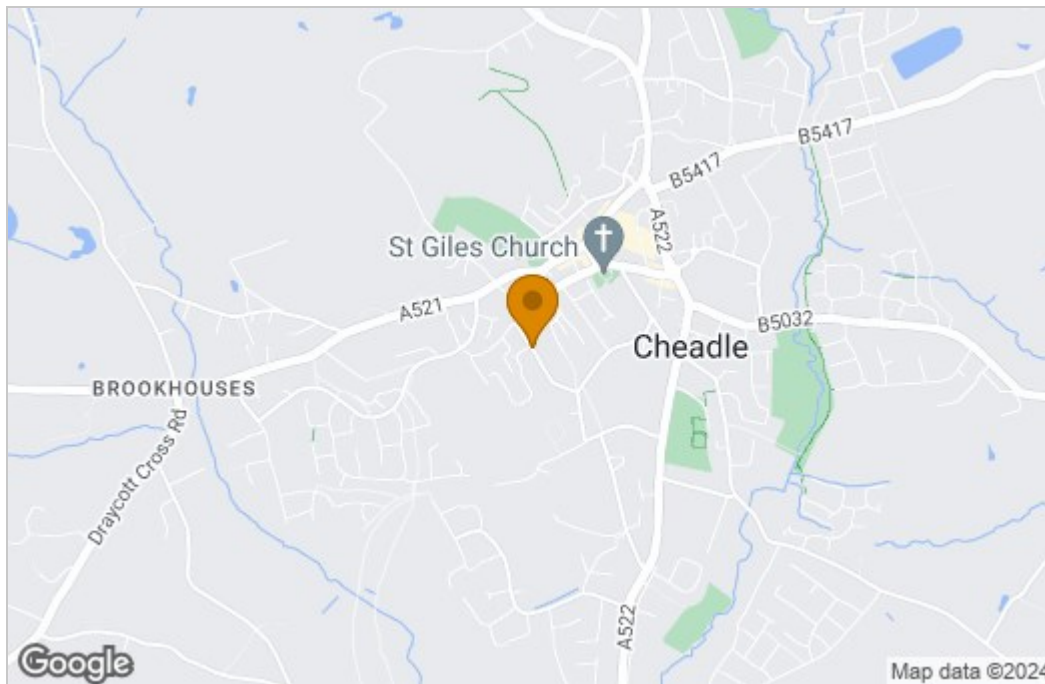
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage 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.**

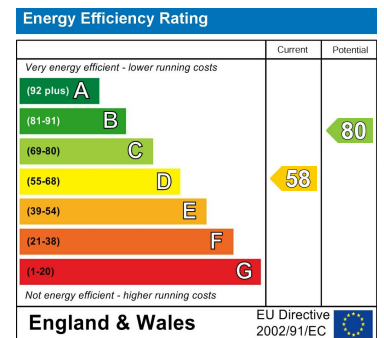
Floor Plan



Area Map



Energy Efficiency Graph



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