



## **13, Kingfisher Crescent, Cheadle, Stoke-On-Trent, ST10 1RZ Offers Around £229,500**

This excellent extended semi detached property is well located in this established residential location and is beautifully presented throughout. The property was substantially extended by a previous owner to create spacious living space which includes a Storm Porch, Hall with feature stone wall, a Spacious Lounge, Modern Shower Room and a Spacious Dining Kitchen with Conservatory off. Stairs lead to the first floor with Three Bedrooms, a Nursery/Study Room and access to loft storage. The property includes UPVc glazing, a combination gas central heating boiler and cavity wall insulation. Outside to the front is a large tarmac driveway/parking area suitable for a number of vehicles with a corner shrub border and raised shrub bed plus double doors to the attached Garage. The rear garden is enclosed with paved and gravel area, slate chip feature and shrubs plus a workshop/store with veranda. The property is well worth a visit.

### STORM PORCH

With composite door to:-

### RECEPTION HALL

With radiator, feature stone wall, coving, laminate floor and part glazed door to:-

SPACIOUS LOUNGE 22'2" x 13'10" (max) (6.76m x 4.22m (max))



With laminate flooring, television point, coving, two radiators, bow window and decorative fireplace.

### INNER HALL

With radiator below decorative screen, coving, ceiling down lighting, dado rail and access to below stairs storage area with shelving, light and wall mounted combination gas boiler.

KITCHEN AREA 12'4" x 9'5" (3.76m x 2.87m)



With inset sink unit, base units and drawers, wall cupboards, built in electric oven and gas hob with cooker hood over, provision for washing machine and dishwasher if required, glazed cabinet, tiled floor, coving, ceiling down lighting, under floor heating and open access to:-

DINING AREA 10'6" x 8' (3.20m x 2.44m)



With laminate flooring, radiator, coving and sliding door to:-

CONSERVATORY 8'9" x 7' (2.67m x 2.13m)



With laminate flooring, radiator and patio doors to the rear garden.

MODERN SHOWER ROOM 6'6" x 5'7" (1.98m x 1.70m)



With walk in shower cubicle with panelled walls, glazed screen and mains shower unit, W.C, wash hand basin in vanity unit, Fitted floor cupboard, heated towel rail, extractor fan and ceiling downlighting.

### STAIRS



Lead to the first floor landing area with carpet and access to front loft storage area (which is part boarded with light, coving and loft access).

### BEDROOM 1 12'6" x 9'3" (3.81m x 2.82m)



With carpet, radiator, dado rail, wall light points USB electric sockets and built in full width range of wardrobes.

### BEDROOM 2 9'3" x 8'3" (2.82m x 2.51m)



With laminate floor, radiator, coving and television point.

### BEDROOM 3 7' x 8'7" (max) (2.13m x 2.62m (max))



With laminate flooring, radiator, built in dressing table and built in wardrobes with sliding doors.

### BEDROOM 4/STUDY 6'3" x 5'11" (1.91m x 1.80m)



With radiator, laminate flooring and coving (possible potential to create a first floor bathroom if required).

### OUTSIDE



To the front is a large tarmac driveway suitable for a number of vehicles with a front corner border and raised rear shrub border plus access to the attached Garage (15'6" x 8') with double doors, rear door, gas and electric meters plus a stainless steel sink in base unit. The rear garden is enclosed with paved and gravel area, slate chip feature, shrubs, two water points, external electric sockets and rear workshop/store with covered veranda.

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

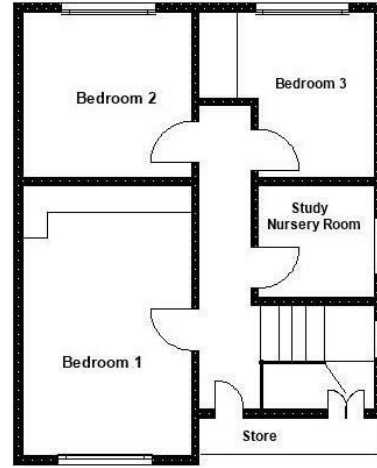
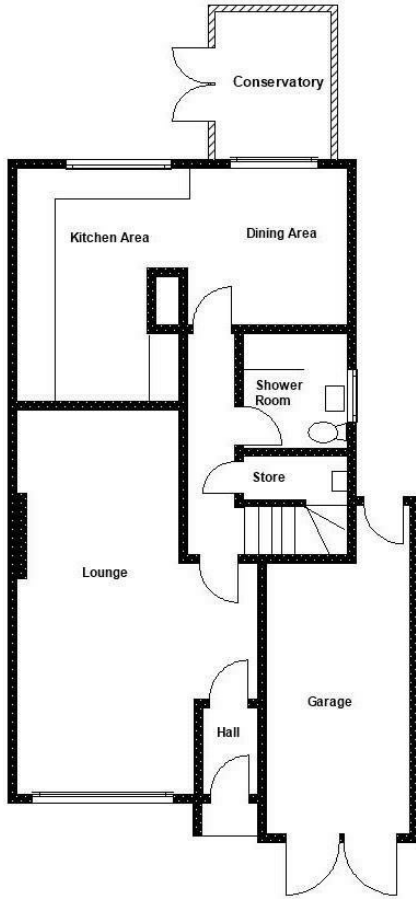
### SERVICES

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.

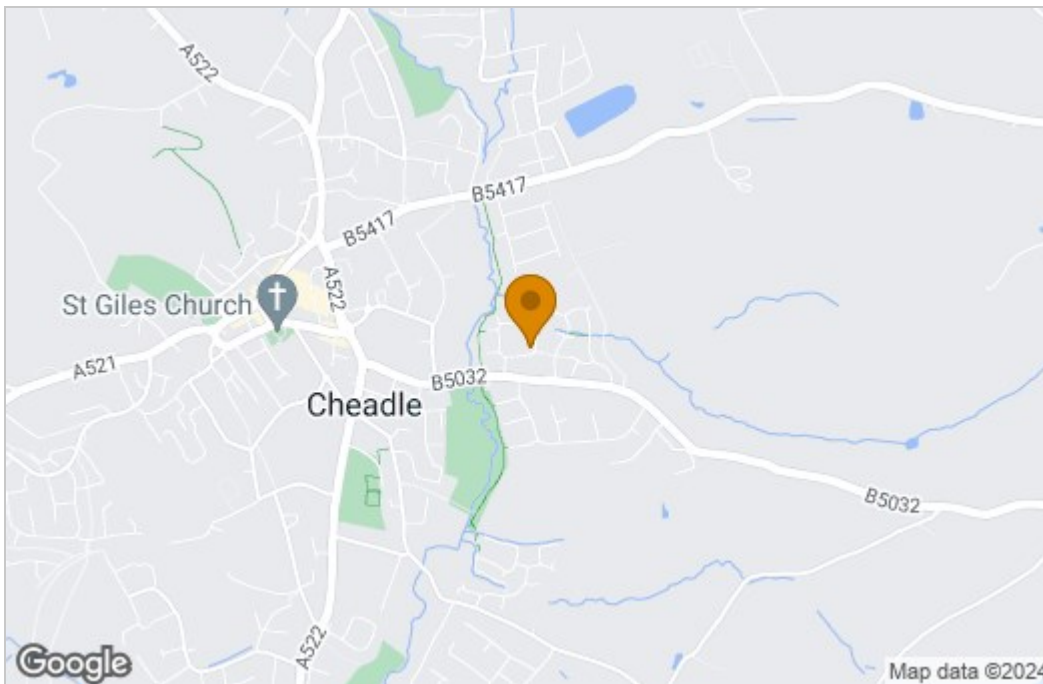
### FINANCE

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.**

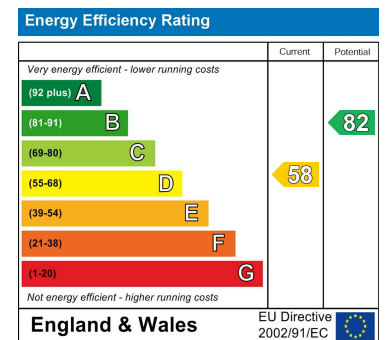
# Floor Plan



# 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.

