



## **72, Wedgwood Road, Cheadle, Stoke On Trent, ST10 1LD Offers Around £285,000**

This detached family sized dwelling is well located in this established residential locality and offers four bedroomed accommodation. The property has UPVc glazing and fascias, gas central heating via a combination gas boiler and now benefits from cavity wall insulation. The accommodation comprises Storm Porch, Reception Hall with Store off, Cloakroom with W.C, Spacious Lounge/Dining Room and Fitted Kitchen. Stairs lead to the first floor with Four Bedrooms, all with fitted furniture and a Bathroom. Outside to the front is a large block paved driveway which affords ample onsite parking and access to the Garage. Gated side access leads to the private enclosed rear garden with patio area and steps to lawned section with well stocked shrub borders. A good family home.



## STORM PORCH

With UPVc door to:-

## RECEPTION HALL



With laminate floor, radiator and access to below stairs storage area.

## CLOAKROOM 7'1" x 3'3" (2.16m x 0.99m)



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

## LOUNGE 22'2" x 11' (max) (6.76m x 3.35m (max))



With two radiators, television point, dado rail and sliding patio doors to the rear garden.

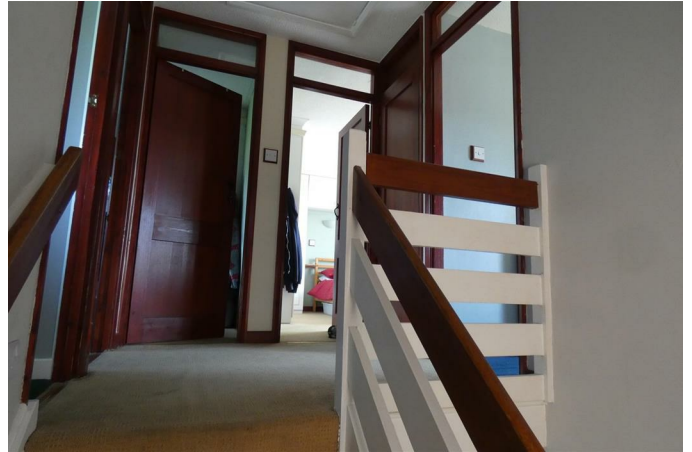
## KITCHEN 12'9" x 7'6" (3.89m x 2.29m)



With stainless steel sink unit, base units and drawers, wall cupboards, breakfast bar, radiator,

provision for washing machine, built in double oven and gas hob with cooker hood over, radiator and UPVc external door.

## STAIRS



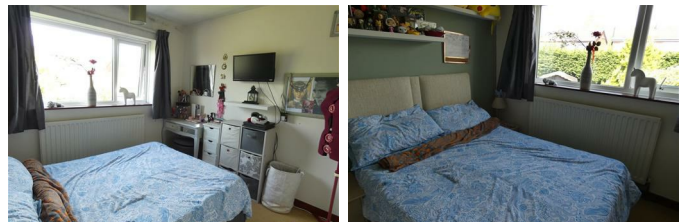
With carpet lead to a spacious landing with airing cupboard with wall mounted combination gas boiler and access via a pull down ladder to a part boarded loft storage area.

## BEDROOM 1 11'8" x 11'4" (3.56m x 3.45m)



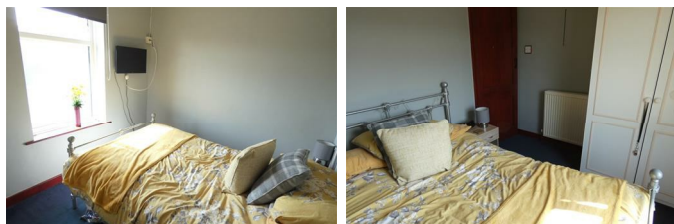
With carpet, radiator, built in range of wardrobes and storage over bed recess plus a further built in wardrobe.

## BEDROOM 2 10'9" (+ recess) x 9'6" (3.28m (+ recess) x 2.90m)



With carpet, radiator and built in wardrobe.

**BEDROOM 3** 9'9" (max) x 8'1" (2.97m (max) x 2.46m)



With carpet, radiator and built in wardrobe.

**BEDROOM 4** 9'2" x 7'7" (2.79m x 2.31m)



With carpet, radiator and built in wardrobe.

**BATHROOM** 7'7" x 5'5" (2.31m x 1.65m)



With radiator, cushion floor covering, tiled walls, shaver point and white suite of bath with shower spray unit, wash hand basin and W.C.

## OUTSIDE



To the front is a large block paved driveway with gravel border which affords ample onsite parking and access to the Garage (17' x 8'2") with up and over door. Gated access leads to a side block paved pathway to the pretty rear garden with water point, exterior light, paved patio area and steps to lawned section with well stocked shrub borders.

## 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 D

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

Ms L Allbutt, The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

## SERVICES

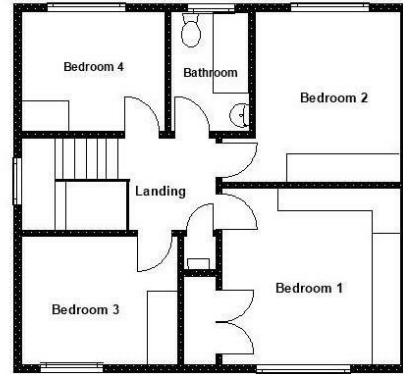
We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

## 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.**



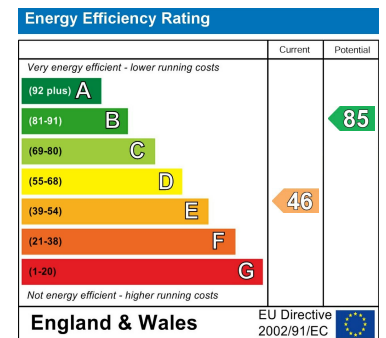
# Floor Plan



# 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.

