



1, Giles Close, Cheadle, Stoke On Trent, ST10 1UG Offers Around £340,000

This detached three bedroomed bungalow is located on this small private cul de sac close to the town centre, schools and local amenities and should be seen to be appreciated. It is set in good sized gardens with a generous front parking area plus a double garage and carport. The property benefits from UPVc glazing and fascias, cavity wall insulation and gas central heating via a combination gas boiler plus a recently fitted kitchen and comprises Enclosed Porch, Spacious Hall with Cloakroom off, Dining Room with step down to Lounge Area with patio doors to Rear Conservatory/Utility Area, a recently Fitted Kitchen, Cloakroom with W.C, Main Bedroom with recently installed walk in Shower Room, Two Further Bedrooms and additional Shower Room. Outside a shared access leads to the front driveway/parking area. The garden includes a summerhouse and garden store plus paved and gravel area with shrubs and mainly lawned rear garden with shrub borders.

ENCLOSED STORM PORCH

With glazed external door and UPVc door to:-

SPACIOUS HALL



With laminate floor, radiator below decorative screen, coving and cloaks cupboard.

CLOAKROOM 9'4" x 2'11" (plus recess) (2.84m x 0.89m (plus recess))



With W.C, wash hand basin, cushion floor covering, coving, heated towel rail and part panelled walls.

DINING ROOM 9'9" x 9'4" (2.97m x 2.84m)



With radiator, laminate flooring, coving and archway with steps down to:-

LOUNGE AREA 18'8" x 11'9" (5.69m x 3.58m)



With laminate flooring, two radiators, bow window, television point, coving, feature fireplace with coal effect gas fire and patio doors to:-

CONSERVATORY/UTILITY AREA 17'9" x 9' (5.41m x 2.74m)



With tiled floor sliding patio doors to garden plus additional access door, centre working surface with inset sink and provision for washing machine.

RECENTLY FITTED KITCHEN 13'10" x 8'9" (4.22m x 2.67m)



With inset sink unit, base units and drawers, integrated dishwasher, tall cupboard, wall cupboards, modern tall radiator, gas hob with extractor hood over, cushion floor covering and ceiling down lighting.

INNER HALL

With laminate floor, radiator, access to loft and airing cupboard with wall mounted combination gas boiler.

BEDROOM 1 11'1" (plus recess) x 9'5" (3.38m (plus recess) x 2.87m)



With carpet and radiator.

ENSUITE SHOWER ROOM 5'10" x 6'2" (1.78m x 1.88m)



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

BEDROOM 2 10'8" x 9' (3.25m x 2.74m)



With carpet, radiator and built in wardrobe with sliding door and mirrored door.

BEDROOM 3 9'4" x 9'5" (2.84m x 2.87m)



With carpet, coving, bay window, radiator and electricity trip box.

SHOWER ROOM 9'4" x 5'6" (2.84m x 1.68m)



With white wash hand basin and W.C in vanity unit, heated towel rail, part panelled walls, ceiling down lighting, shower cubicle with panelled walls and extractor fan.

OUTSIDE



A shared access point leads to the front tarmac parking area which provides onsite parking and access to the detached double Garage (16'9" x 16'10") with twin up and over doors and side door plus side lean to carport. The front garden is enclosed and laid to gravel with paving area, shrub borders and garden store. Gated access to both sides of the property lead to the rear garden with paved area, lawn, shrub borders and summerhouse.

FLOOR PLAN

Is for illustration purposes only and is not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

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

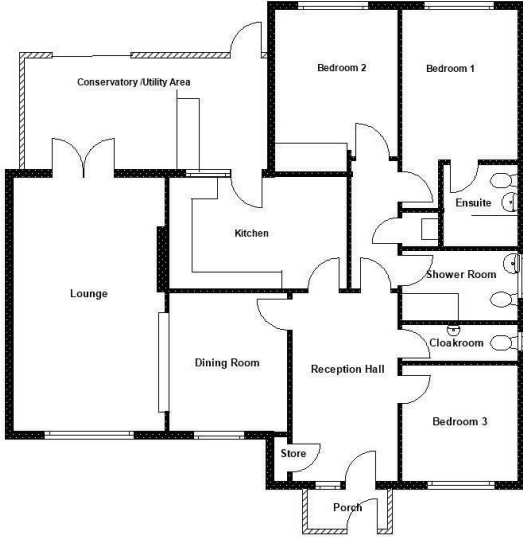
SERVICES

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.**

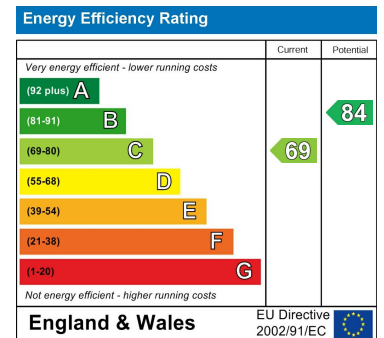
Floor Plan



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.

