



## **5, Coalport Close, Cheadle, Stoke-On-Trent, ST10 1DS Offers Around £325,000**

This four bedroomed detached property is well positioned in a quiet cul de sac in this established well respected part of the town and has been carefully looked after by the current owners offering excellent family accommodation which includes UPVc double glazing and fascias, cavity wall insulation, a modern Fitted Kitchen with Pantry Store off plus Two Reception Rooms. The accommodation comprises Storm Porch, Reception Hall, Cloakroom, Fitted Kitchen, Dining Room, Lounge and Conservatory. Stairs lead to the first floor with Four Bedrooms and a Bathroom. Externally there is a large block paved front parking area with part integral Garage and gated side access to a superb well laid out rear garden with patio area with pergola and adjustable sun shade, lawn plus paved and gravel area. Quality fittings and Quality Presentation. Well worth a visit.



### ENCLOSED PORCH

With UPVc external door, cushion floor covering and glazed rear door to:-

### RECEPTION HALL



With carpet, coving and radiator with shelf over.

### CLOAKROOM 7'4" x 3'5" (2.24m x 1.04m)



With tiled floor, heated towel rail, coving, part tiled walls and quality wash hand basin in vanity unit (Glacio hardware) and W.C.

### DINING ROOM 10'11" (max) x 10'7" (3.33m (max) x 3.23m)



With radiator, carpet, coving and glazed double doors to:-

### LOUNGE 11'3" x 10'11" (3.43m x 3.33m)



With carpet, modern tall radiator, television point, feature decorative fireplace with pebble effect electric fire, coving and sliding patio doors to:-

### CONSERVATORY 9'2" x 12' (2.79m x 3.66m)



With tiled floor, side patio door to raised patio area, double doors to rear garden, television point and remote control light/fan unit.

### FITTED KITCHEN 13' x 10'8" (max) (3.96m x 3.25m (max))



With radiator, cushioned floor, UPVc external door, inset Blanco ceramic sink unit, integrated dishwasher, built in electric oven and induction hob with cooker hood over, good range of base units and drawers and wall cupboards all with self close doors, plinth lighting, integrated washer/dryer, television point and excellent shelved walk in Pantry.

## STAIRS



Lead to the first floor landing with carpet, airing cupboard with insulated cylinder and access via a pull down ladder to loft storage area

## BEDROOM 1 12' x 11'2" (3.66m x 3.40m)



With radiator, carpet, television point, coving and built in wardrobe.

## BEDROOM 2 10'11" x 9'9" (plus recess) (3.33m x 2.97m (plus recess))



With radiator, carpet and coving.

## BEDROOM 3 9'8" x 8' (2.95m x 2.44m)

With radiator, carpet and coving.

## BEDROOM 4 9'8" x 7'10" (2.95m x 2.39m)



With laminate flooring, radiator and coving.

## BATHROOM 7'9" x 4'5" (2.36m x 1.35m)



With heated towel rail, carpet, tiled walls, shaver point, wall light, electric shower unit and white suite of bath, wash hand basin and W.C.

## OUTSIDE



To the front is a large block paved parking area which affords ample onsite parking and access to the part integral Garage (16'8" x 8'3") with up and over door, gas meter, electricity trip box and wall mounted condensing gas boiler. Gated access leads to the feature rear garden with water point, raised patio area with pull out sun screen, lawned garden with well stocked borders and paved and gravel feature plus corner sitting area.

## 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

To be confirmed.

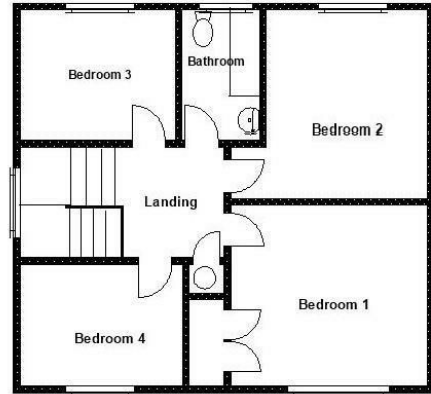
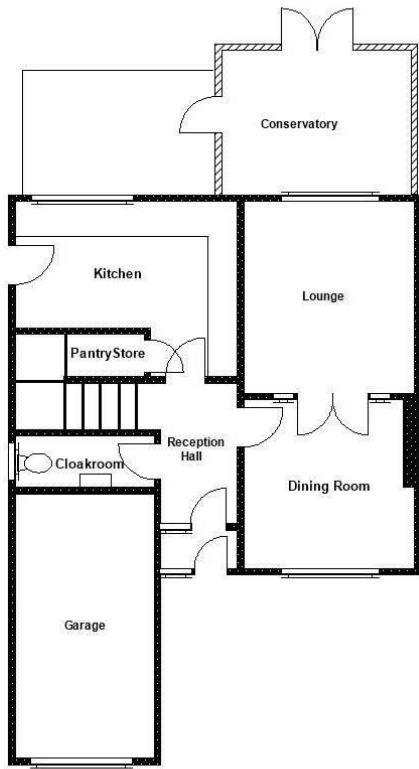
#### SERVICES

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.**

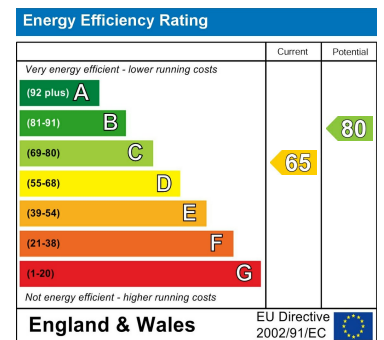
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

