



12a, Meadow Drive, Cheadle, Stoke-On-Trent, ST10 1EQ **Offers Around £285,000**

This detached bungalow has been fully renovated and extended by the current owners to create a fabulous two bedroomed accommodation which is finished to an exceptional standard throughout. The property is well located in an established location close to the town centre and local amenities and includes an Enclosed Storm Porch with access to a Spacious Open Plan Living Space with Well Fitted Dining Kitchen Area and Lounge Area with a feature fireplace with a coal effect gas fire, Side Hall/Utility Area with access to the Two Large Bedrooms and a contemporary Shower Room with walk in shower and store. Outside to the front is a wide tarmac parking area with well stocked corner border. Gated side access leads to a wide paved side walkway to the excellent enclosed rear garden with large paved patio area, artificial lawn area and garden store. This property should be seen to be fully appreciated.

ENCLOSED FRONT PORCH



With composite external door, laminate flooring and access door to:-

OPEN PLAN LIVING AREA/KITCHEN AREA 25' x 14'7" (into bay) (7.62m x 4.45m (into bay))



Comprises Living Area with laminate flooring, bay window, two radiators, television point and feature fireplace with coal effect gas fire. The Kitchen Area comprises a bay window, good range of base units and drawers, wall cupboards, ceramic sink, integrated dishwasher, fridge and freezer, electric double oven and five burner gas hob with cooker hood over.

SIDE HALL 14' x 6'5" (4.27m x 1.96m)



With radiator, laminate flooring, UPVC external door, built in cloaks cupboard, storage cupboard, provision for washing machine, concealed wall mounted combination gas boiler and access via a pull down ladder to the loft storage area.

BEDROOM 1 14'3" x 12' (4.34m x 3.66m)



With carpet, radiator, coving and television point.

BEDROOM 2 11'5" x 10'7" (3.48m x 3.23m)



With carpet, radiator, coving and television point.

SHOWER ROOM 10'5" x 5'3" (3.18m x 1.60m)



With radiator, laminate flooring, walk in shower area with glazed screen, mains shower unit and panelled walls, white wash hand basin and W.C, ceiling down lighting, shelved storage cupboard and illuminated mirror.

OUTSIDE



To the front is a wide tarmac parking area with exterior lighting, well stocked corner border and electric point. Gated side access leads to a wide paved walkway with exterior lighting and water point. The rear garden is also paved with artificial lawn area, corner sitting area, exterior lighting and garden store.

FLOOR PLAN

Is for illustration purposes only and is not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council
Council Tax Band B

Please note the property has been extended by the current owner. The extent of the rear extension is within "Permitted Development Rights".

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

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

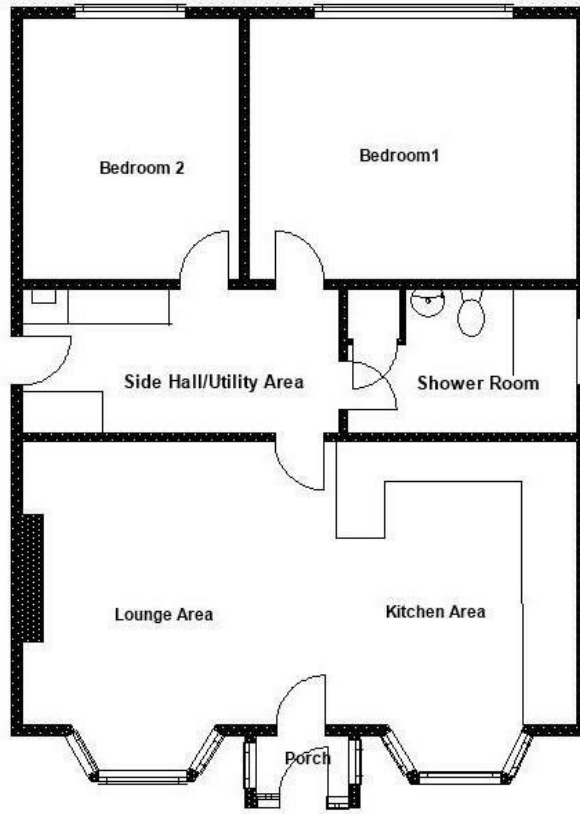
SERVICES

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.

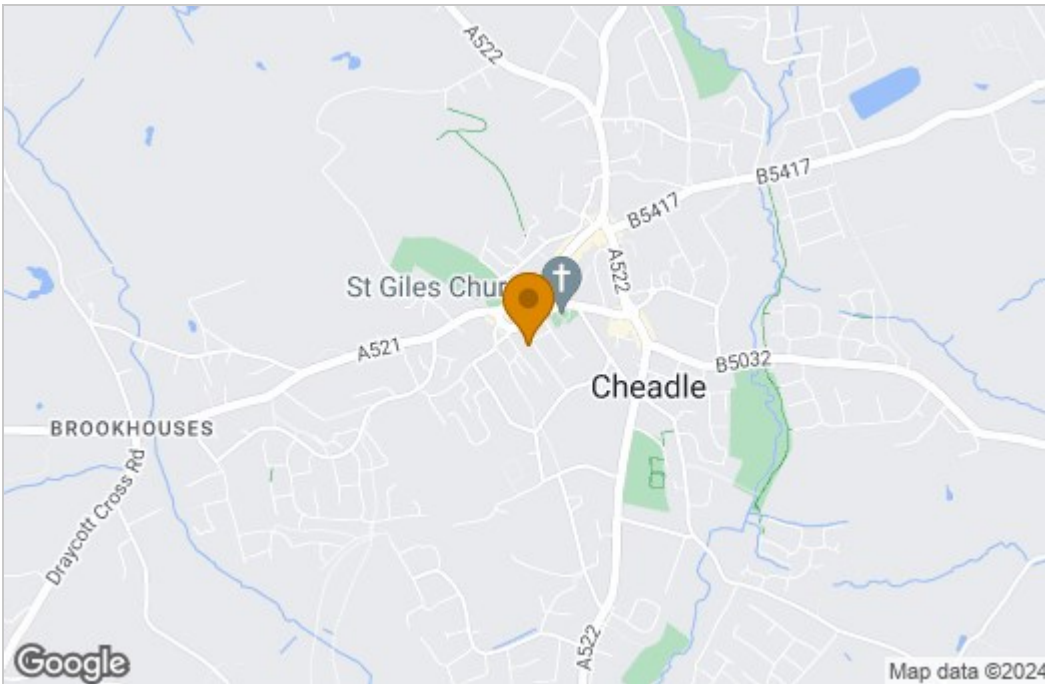
FINANCE

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.**

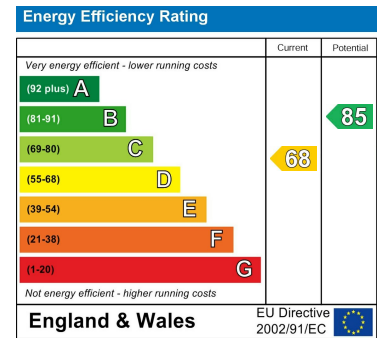
Floor Plan



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.

