



5, Robina Drive, Cheadle, Stoke-On-Trent, ST10 1HD **Offers Around £172,000**

This ex Local Authority end row town house offers good sized two bedroomed accommodation which includes cavity wall insulation, UPVc glazing and gas central heating via a combination gas boiler not to mention the recently installed kitchen complete with integrated fridge and freezer. The property is well presented and comprises Storm Canopy, Reception Hall, Lounge, Dining Kitchen and Rear Hall with Cloakroom with W.C and Store Room. Stairs lead to the first floor with Two Good Sized Bedrooms and a Modern Bathroom. Outside to the front is a concrete driveway and block paved parking area with corner border. Gated access leads to the good sized rear garden with patio area, lawn and good sized rear timber and metal clad workshop store. Convenient for the town centre and local amenities. Viewing is recommended.

STORM CANOPY
With UPVc door to:-

RECEPTION HALL



With cushion floor covering and radiator with decorative screen over.

LOUNGE 11'5" x 11'10" (3.48m x 3.61m)



With television point, radiator and carpet.

DINING KITCHEN 18'3" x 9'10" (max) (5.56m x 3.00m (max))



With modern tall radiator, breakfast bar, integrated fridge and freezer, good range of base units and drawers, wall cupboards, high level storage, inset sink unit, provision for washer, concealed wall mounted combination gas boiler, space for range cooker with cooker hood over (NB the range cooker may be included by separate negotiation), cushion floor covering and cupboard with electricity meter.

REAR HALL

With laminate floor, radiator and UPVc external door.

CLOAKROOM 4'7" x 2'5" (1.40m x 0.74m)
With W.C.

STORE ROOM
With UPVc external door.

STAIRS



With carpet lead to the first floor landing with carpet, built in storage cupboard and access to loft.

BEDROOM 1 14'10" x 11'5" (4.52m x 3.48m)



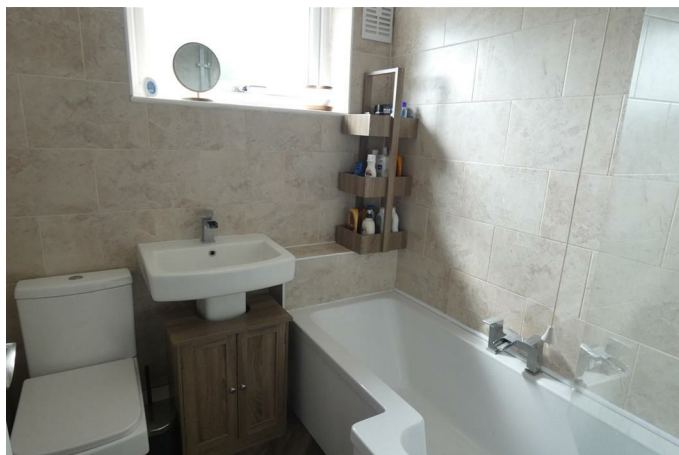
With carpet, radiator and television point.

BEDROOM 2 12' x 9'2" (max) (3.66m x 2.79m (max))



With carpet, radiator and television point.

BATHROOM 6' x 5'10" (1.83m x 1.78m)



With cushion floor covering, heated towel rail, tiled walls, white suite of W.C, wash hand basin and shaped bath with shower screen and mains shower unit.

OUTSIDE



To the front is a concrete driveway which affords parking space plus access to further parking on the block paved area with slate chip border and corner shrubbery. Gated access leads to the good sized rear garden with paved patio area, lawn, water point plus, centre paved pathway to further paved area and access to the large rear timber frame metal clad workshop/store room with paved floor.

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 A

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

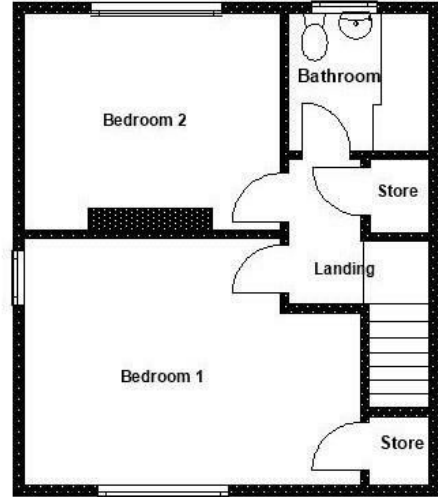
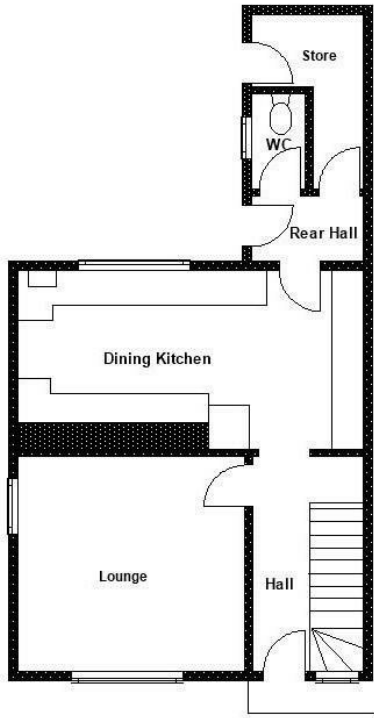
SERVICES

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.**

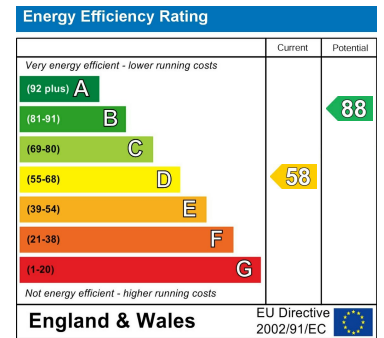
Floor Plan



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.

