



35, The Green, Cheadle, Stoke On Trent, ST10 1XS Offers Around £445,000

This substantial individually designed detached residence was originally constructed in the mid 1980's and is exceptionally well finished throughout. The property occupies a non estate position with a generous South facing rear garden and includes quality fittings throughout which include UPVc glazing, Fitted Kitchen with appliances to include an American style fridge, gas central heating and an alarm system. Particular features are the large Rear Conservatory, Spacious Hall and Large Galleried Landing with oak staircase. The accommodation has Four Bedrooms, Two Bathrooms and Three Reception Rooms and is a super family home. Outside is a generous block paved driveway which affords ample parking and access to the attached Garage with remote door. The front garden has a lawn area with shrub borders. The enclosed rear garden has a large stone patio area plus lawn and and shrub borders. This property is well worth a visit.

STORM PORCH

With tiled floor, external power point and UPVc door to:-

SPACIOUS HALL



With wood flooring, radiator, coving and feature staircase with oak hand rail.

STUDY 9'11" x 8'7" (3.02m x 2.62m)



With carpet, coving, radiator, built in desk unit with two stations, bookshelves and storage cupboards.

LOUNGE 12'10" x 18' (into bay) (3.91m x 5.49m (into bay))



With radiator, television point, carpet, coving, bay window with bench seating with storage and wall mounted pebble effect gas fire.

DINING ROOM/SNUG 12'11" x 10' (3.94m x 3.05m)



With carpet, television point, coving, radiator and wide patio doors to the large rear conservatory.

CONSERVATORY 19' x 16' (max) (5.79m x 4.88m (max))



With tiled floor, tall modern radiator and patio doors to the rear garden.

FITTED DINING KITCHEN 13'10" (max) x 17' (4.22m (max) x 5.18m)



With tiled floor, coving, ceiling down lighting, built in American style fridge, integrated dishwasher, built in electric oven and combination oven incorporating microwave, ceramic hob with cooker hood over, breakfast table, good range of base units and drawers, tall storage cupboard, built in sink unit, display shelves, concealed lighting and UPVc glazed door to Conservatory.

UTILITY ROOM 9'4" x 7'10" (2.84m x 2.39m)

With tiled floor, coving, inset sink unit, heated towel rail, dryer vent, base unit, wall cupboards, coat hanging space with shoe rack, access to Garage and external door.

CLOAKROOM 5'3" x 3' (1.60m x 0.91m)

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

STAIRS



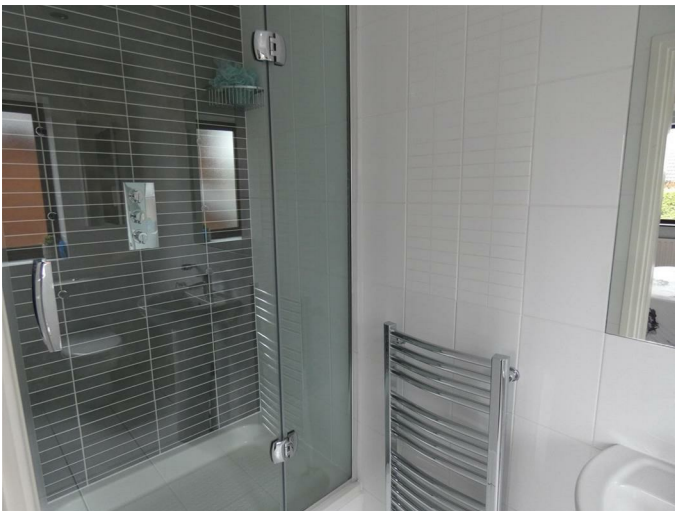
With feature oak hand rail leads to the spacious galleried landing with carpet, coving, access to loft, built in bookshelves and airing cupboard with hot water cylinder.

BEDROOM 1 12'11" x 12'5" (3.94m x 3.78m)



With carpet, coving, radiator, good range of built in wardrobes with part mirrored doors and bedside drawer units.

ENSUITE SHOWER ROOM 10'6" x 3'7" (3.20m x 1.09m)



With heated towel rail, tiled floor, white wash hand basin and W.C, ceiling down lighting, tiled walls, extractor fan and shower cubicle with glazed door and mains shower unit.

BEDROOM 2 12'10" x 9'4" (3.91m x 2.84m)



With carpet, coving, radiator, full width range of built in wardrobes and drawer unit with matching bedside tables.

BEDROOM 3 10'11" x 8'7" (3.33m x 2.62m)



With carpet, radiator, coving and built in wardrobe, drawer unit and matching bedside table.

BEDROOM 4 10'7" x 8'1" (3.23m x 2.46m)



With carpet, radiator, coving, built in wardrobe and desk unit incorporating bedside table.

BATHROOM 8'8" x 6'10" (2.64m x 2.08m)



With white suite of bath, wash hand basin and W.C, corner shower cubicle with mains shower, tiled floor, heated towel rail, coving, extractor fan and ceiling down lighting.

OUTSIDE



Access is afforded to a good sized block paved parking area which also affords access via a remote controlled electric door to the Garage (16'5" x 10') with loft storage, inner door and wall mounted recently installed gas central heating boiler. The front garden area is laid to lawn with well stocked borders. Gated side access leads to the generous South facing rear garden with large stone paved patio area, water point, lawn area with well stocked shrub border with conifers plus garden store.

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 E.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr L Pointon of A H Brooks & Co, Central Buildings, High Street, Cheadle, Stoke on Trent, Staffordshire ST10 1AR. Telephone 01538 754253.

SERVICES

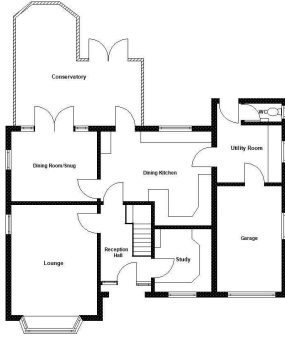
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as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

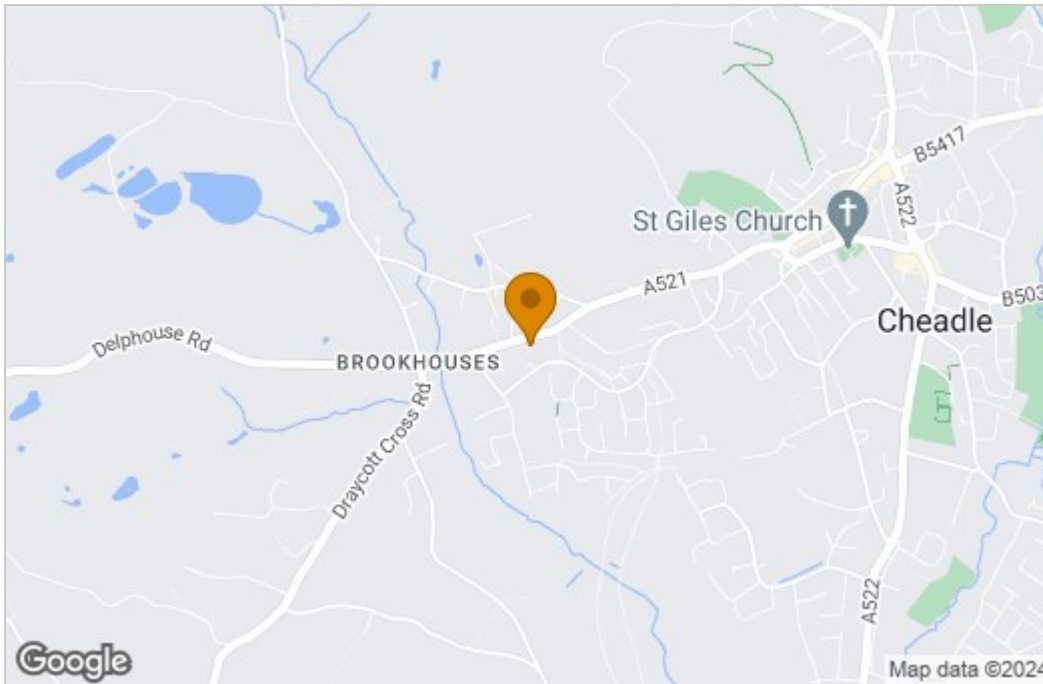
FINANCE

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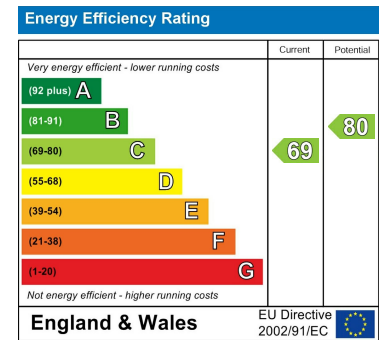
Floor Plan



Area Map



Energy Efficiency Graph



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