



60, Ness Grove, Cheadle, Stoke-On-Trent, ST10 1TE Offers Around £159,000

This mid row town house affords two bedroomed accommodation and benefits from UPVc glazing and fascias, space heating is provided by modern electric storage heaters. The accommodation comprises Entrance Porch, Lounge with store off and Dining Kitchen. Stairs lead to the first floor with Two Bedrooms and a Wet Room with non slip floor and electric shower. Outside to the front is a gravel garden with paved path. The rear garden area is enclosed with paved and gravel areas, water point and two workshop store buildings both with an electric supply. Gated access leads to the rear gravel driveway with parking for two vehicles. Ideal first home or investment. Inspection recommended.

ENCLOSED PORCH

With UPVc external door, electric trip box and hardwood door to:-

LOUNGE 13'8" x 13'3" (4.17m x 4.04m)



With carpet, below stairs store, television point, electric storage heater and decorative brick fireplace.

DINING KITCHEN 13'9" x 8'2" (4.19m x 2.49m)



With stainless steel sink unit, base units and drawers, wall cupboards, provision for washing machine, electric cooker point, electric storage heater, cushion floor covering and UPVc external door.

STAIRS

With carpet lead to the first floor landing with access to loft.

BEDROOM 1 11'9" x 10'6" (3.58m x 3.20m)



With carpet, airing cupboard with insulated cylinder, built in wardrobe and television point.

BEDROOM 2 9'8" x 8' (2.95m x 2.44m)



With carpet and television point.

WET ROOM 6'9" x 5'2" (2.06m x 1.57m)



With white W.C. and washhand basin, tiled walls, electric shower unit, non slip flooring, extractor fan and wall mounted fan heater.

OUTSIDE



To the front is a gravel garden with paved footpath access.

To the rear is an enclosed garden area with paved and gravel sections, water point, two (12' X 6') workshop/store buildings both with electric supply and gated access to the long paved/gravel driveway with space for two cars.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold (NB the property is not registered on the land registry)

VACANT POSSESSION

On Completion

LOCAL AUTHORITY

Staffordshire Moorlands District Council Tax Band B

VENDORS SOLICITORS

Michelle Hansell of Tinsdills Solicitors

VIEWING

Strictly by arrangement with the estate agent.

SERVICES

Mains water, electric and drainage (Gas not connected)

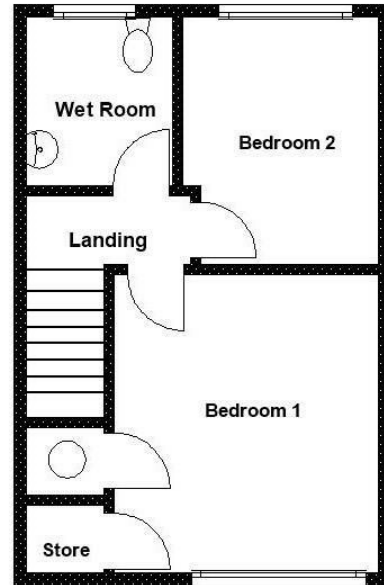
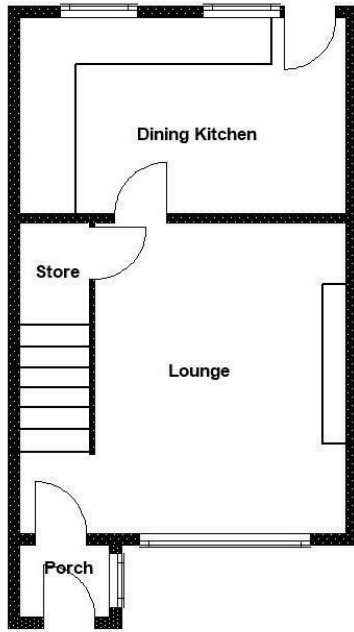
CONSTRUCTION

Traditional

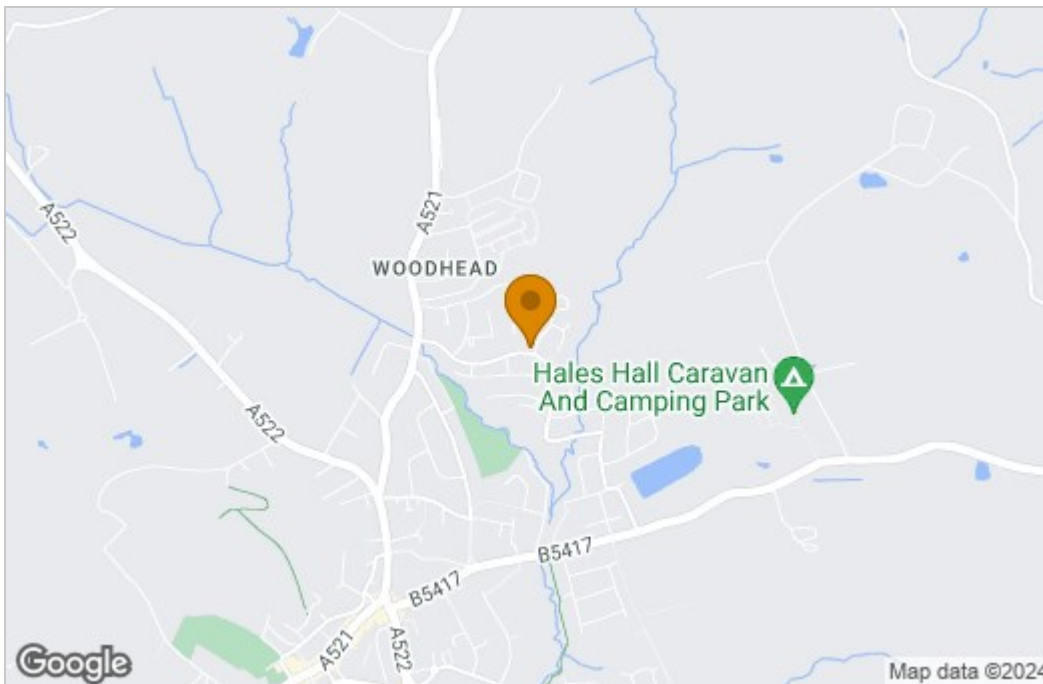
FINANCE

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.**

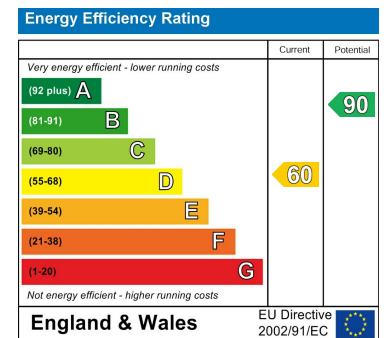
Floor Plan



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.

