



**27, Park Avenue, Cheadle, Stoke-On-Trent, ST10 1LZ**  
**Reduced To £239,500**

This detached bungalow is clean and tidy throughout and is well located in this most popular established part of the town close to the Cheadle Cricket Ground and local facilities. The property offers well laid out Two Bedroomed accommodation and includes UPVc glazing, gas central heating via a combination gas boiler together with a fitted kitchen area with integrated appliances. The property comprises Enclosed Porch, Dining Kitchen, Inner Hall, Spacious Lounge/Dining Room with Rear Conservatory, Two Bedrooms and a modern white Bathroom. Outside to the front is a good sized block paved driveway with slate chip corner border and access via double doors to the attached Garage. Gated side access leads to the small enclosed block paved rear garden. The property is chain free and early inspection is recommended

### ENCLOSED PORCH

With UPVc external door, tiled floor, panelled ceiling, wall light and glazed door to:-

**DINING KITCHEN 14'6" x 10'2" (max) (4.42m x 3.10m (max))**



With radiator, tiled floor, inset stainless steel sink unit, good range of base units and drawers, wall cupboards, integrated fridge, provision for washing machine, electric oven and gas hob with cooker hood over, plate rack, coving and useful storage cupboard.

### INNER HALL

With carpet, coving and built in storage cupboard.

**LOUNGE/DINING ROOM 19' x 10'3" (max) (5.79m x 3.12m (max))**



With radiator, wall light points, feature fireplace with coal effect gas fire, television point, coving and sliding patio doors to:-

**REAR CONSERVATORY 9'10" x 7'3" (max) (3.00m x 2.21m (max))**



With tiled floor, light/fan unit, wall mounted fan heater and sliding door to rear garden.

**BEDROOM 1 14'5" x 8'10" (4.39m x 2.69m)**



With carpet, radiator, coving, television and telephone point.

**BEDROOM 2 12'5" x 8'9" (max) (3.78m x 2.67m (max))**



With carpet, radiator, telephone point and coving.

**BATHROOM 7' (max) x 6' (2.13m (max) x 1.83m)**



With white suite of wash hand basin, W.C and shaped bath with electric shower unit and curved shower screen, tiled walls, tiled floor, coving, extractor fan and heated towel rail.

## OUTSIDE



To the front is a wide block paved driveway with parking for 2/3 cars with slate chip front borders with shrubs and double door access to the attached garage (17'8" x 9') with external rear door and access to a good sized part boarded loft storage area with window and wall mounted combination gas boiler.

Side access leads via a gate to the enclosed block paved rear garden with shrub border.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## TENURE

Freehold.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council

The property is currently exempt from rates. We would expect a B or C band for a non qualifying new owner.

## SERVICES

Mains Water, Electricity, Drainage and Gas are all connected.

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

## EASEMENTS

The property is registered under title number SF 354310.

## CONSTRUCTION

The property is of a traditional construction.

## INTERNET

Phone signal we understand is good 100mbps Broadband (from ofcom).

## VIEWING

Strictly by arrangement with the estate agent.

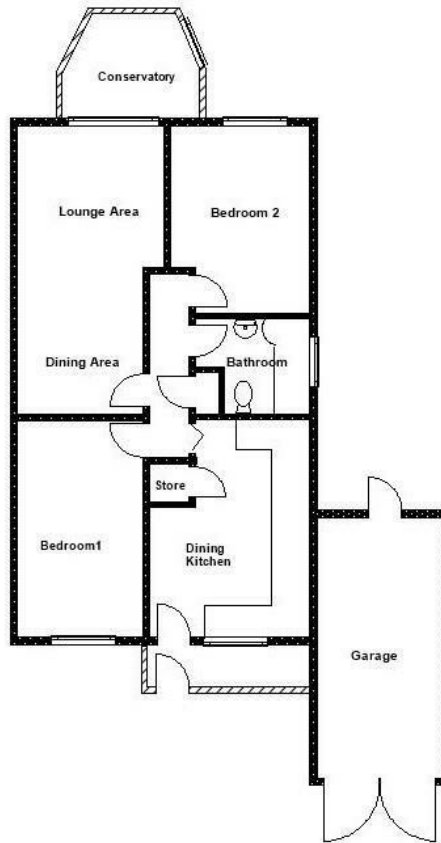
## VENDORS SOLICITORS

The Eric Whitehead Partnership St Giles Chambers  
14 Chapel Street Cheadle Stoke on Trent  
Staffordshire ST10 1DY

## 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.**

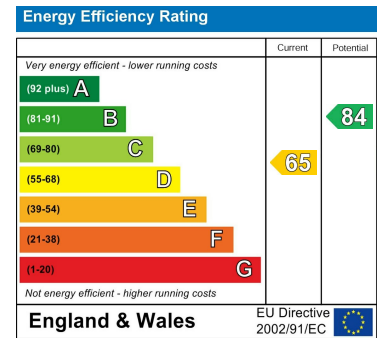
# Floor Plan



# 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.

