



3, Millwaters, Cheadle, Stoke-On-Trent, ST10 1XJ Offers Around £267,500

This detached three bedroomed property has ensuite facilities and is located on a quiet cul de sac on the edge of the development with a pleasant open front aspect. The property has UPVc glazing and fascias, cavity wall insulation, an alarm system and gas central heating via a combination gas boiler. The accommodation comprises Enclosed Porch, Lounge, Dining Room with open archway to Kitchen Area, Inner Hall with access to the Garage and Cloakroom with W.C. Stairs lead to the first floor with Three Bedrooms, all with fitted wardrobes, Ensuite Shower to the main bedroom plus a Main Bathroom. Outside access over a shared driveway leads to a tarmac parking area and access to the part integral Garage. The front garden is laid to lawn. Side access leads via a gate to the enclosed rear garden which is laid to lawn. The property is chain free and ready to go.

HALL

With UPVc external door, carpet and radiator.

LOUNGE 19'3" (into bay) x 10'3" (5.87m (into bay) x 3.12m)



With two radiators, carpet, wall light points, box bay window, television point, dado rail, coving and fireplace with coal effect gas fire.

DINING ROOM 10'2" x 8'1" (3.10m x 2.46m)



With laminate flooring, radiator, dado rail and patio doors to the rear garden. An archway leads to:-

KITCHEN AREA 8'7" x 8' (2.62m x 2.44m)



With inset sink unit, base units and drawers, wall cupboards, thermoplastic tiled floor, provision for washing machine, built in electric oven and gas hob with cooker hood over.

INNER HALL

With carpet and access door to Garage.

CLOAKROOM 5'5" x 2'7" (1.65m x 0.79m)

With carpet, radiator, W.C, corner wash hand basin and extractor fan.

STAIRS



Lead to the first floor landing with carpet and airing cupboard with radiator.

BEDROOM 1 11'3" x 10'7" (3.43m x 3.23m)



With carpet, radiator and built in wardrobe with centre dressing table.

ENSUITE SHOWER ROOM 6' x 4'9" (1.83m x 1.45m)



With radiator, carpet, W.C, wash hand basin, extractor fan, shaver point and corner shower cubicle with mains shower.

BEDROOM 2 10'11" x 10'7" (max) (3.33m x 3.23m (max))



With carpet, radiator and built in wardrobe.

BEDROOM 3 8'3" x 8' (2.51m x 2.44m)



With carpet, radiator and built in wardrobe.

BATHROOM 7'9" x 5'5" (2.36m x 1.65m)



With coloured suite of bath, wash hand basin and W.C, carpet, part tiled walls, radiator and extractor fan.

OUTSIDE



Access to the property is via the front shared driveway which gives access to the front tarmac parking area and the part integrated Garage (17'4" x 8'4") with roller shutter door, inner door and wall mounted combination gas boiler. A side pathway leads via a gate to the good sized enclosed rear garden which is laid mainly to lawn.

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 C

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr E Metcalf, Flint Bishop Solicitors, Pinnacle Building, 2 Prospect Place, Pride Park, Derby DE24 8HG. Telephone 01332 265953.

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.

CONSTRUCTION

The property is of traditional construction.

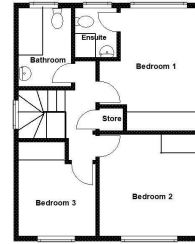
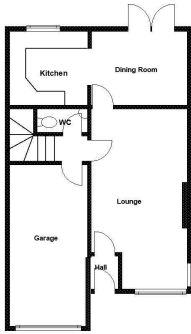
HMLR

The property is registered under Title Number SF370058. The boundary at the front extends to the field fence but is subject to a right of way access for the adjacent property only.

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.**

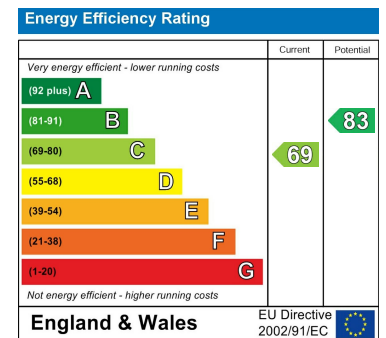
Floor Plan



Area Map



Energy Efficiency Graph



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