



## **131, Cheadle Road, Upper Tean, Stoke-On-Trent, ST10 4DR Offers Around £125,000**

This substantial mid row town house we understand dates from the early 19th Century and is located in this established location with a great community spirit. The property is of traditional brick and tile construction and benefits from UPVc glazing and a reasonably modern gas boiler but the rest is original with cast iron fireplaces and is in need of total refurbishment but offers great potential to create a spacious family home. The property comprises Hall, Lounge, Sitting Room with access to below stairs store and walk in Pantry and Kitchen with Shower Room and W.C. Stairs lead to the first floor with Three Bedrooms, all with cast iron fireplaces. Outside to the front is a lawned garden area with shrubs and conifers. To the rear is an enclosed yard area with access over the rear shared roadway to a further garden plot which affords parking space . The property is chain free.



**STORM CANOPY**  
With UPVc door to:-

**HALL**  
With tiled floor, electricity meter and fuse box.

**LOUNGE 14'4" (max) x 10'6" (4.37m (max) x 3.20m)**



With exposed wooden floor, radiator and fireplace.

**SITTING ROOM 13'4" x 11'9" (4.06m x 3.58m)**



With radiator, tiled floor, brick fireplace, access to below stairs store and walk in pantry.

**KITCHEN 12'7" x 7'1" (3.84m x 2.16m)**



With thermoplastic tiled floor, inset sink unit and base units.

**SHOWER AREA 7'2" x 4'1" (2.18m x 1.24m)**



With wash hand basin, provision for washing machine, shower area with electric shower and sliding door to W.C.

**STAIRS**  
Lead to the first floor.

**BEDROOM 1 14'3" (max) x 10'6" (4.34m (max) x 3.20m)**



With radiator, boarded floor, cast iron fireplace and walk in store off.

**BEDROOM 2 11'9" x 9'5" (max) (3.58m x 2.87m (max))**



With radiator, cast iron fireplace and airing cupboard with wall mounted combination gas boiler.

## BEDROOM 3 8'6" x 7'10" (2.59m x 2.39m)



With radiator and corner cast iron fireplace.

## OUTSIDE



To the front is a decent sized garden with lawn, shrubs and conifers which has and is subject to a right of way access. To the rear is an enclosed yard area with raised deck and access over a shared rear service road to a further plot which affords parking/garden space.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## TENURE

Freehold.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.  
Tax Band B

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

To be confirmed.

## TITLE

Parts of the site are registered under Title Number SF618173. The properties on either side are registered.

## CONSTRUCTION

The property is of brick and tile construction.

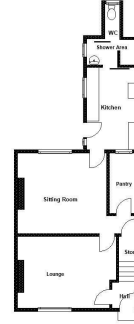
## SERVICES

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.

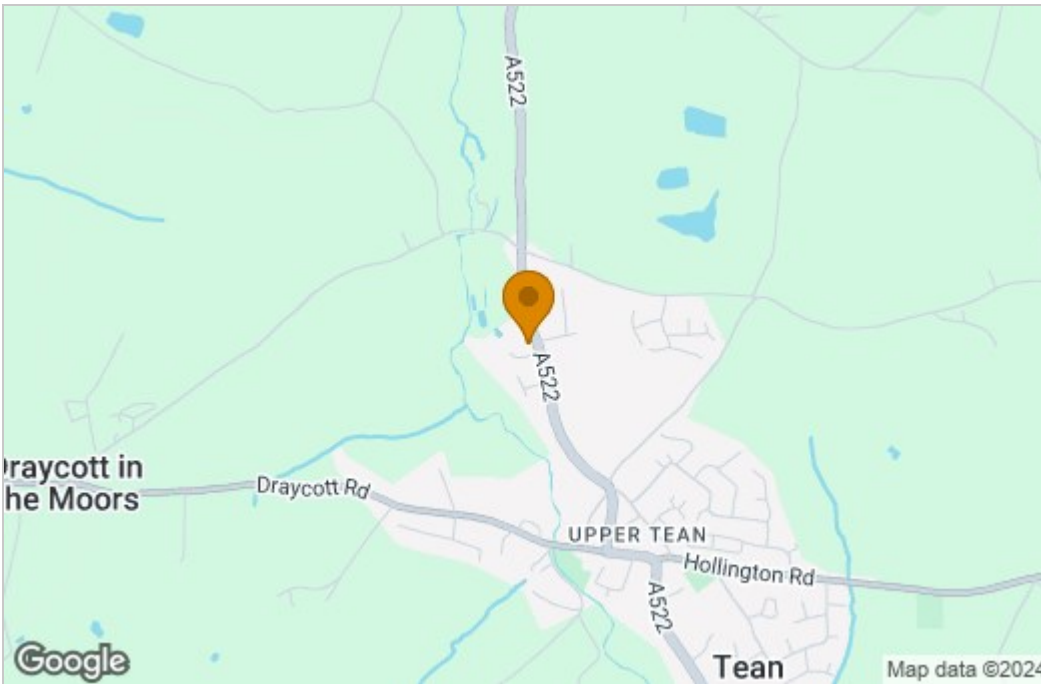
## FINANCE

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.**

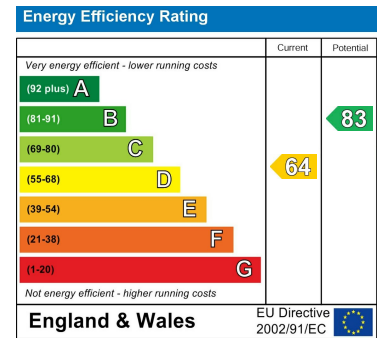
# Floor Plan



# 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.

