



16, Hall Close, Cheadle, Stoke on Trent, ST10 1GB Offers Around £249,500

This nearly new property was constructed by Bellway Homes around two years ago and is covered by a NHBC guarantee.

The property is located on the edge of the development and overlooks the site nature area at the front. The impressive accommodation is arranged over three floors and includes UPVc glazing and gas fired radiator central heating together with a fitted kitchen complete with all integrated appliances. The property comprises Storm Canopy, Reception Hall, Cloakroom with W.C, Fitted Kitchen and Spacious Lounge/Dining Room with patio doors to the rear garden. Stairs lead to first floor with Two Good Sized Bedrooms, one with dual access to the central Bathroom. Stairs lead to the second floor with the Good Sized Main Bedroom with Store off and access to a Dressing Room and Ensuite Shower Room off. Outside there is a side block paved driveway which affords onsite parking and access to a surprisingly large semi detached Garage with loft storage. This modern home is well worth inspection and is chain free and ready to go.

STORM CANOPY

With composite door and external light to:-

RECEPTION HALL

With carpet and radiator.

CLOAKROOM 6' x 3' (1.83m x 0.91m)

With radiator, corner wash hand basin W.C. and cushion floor covering.

FITTED KITCHEN 12'1" x 6'1" (3.68m x 1.85m)



With stainless steel sink unit, base units and drawers, wall cupboards, integrated fridge and freezer, electric oven and hob with cooker hood over, dishwasher and washing machine, radiator, cushion floor covering and concealed wall mounted gas central heating boiler.

LOUNGE/DINING ROOM 16'1" x 13' (max) (4.90m x 3.96m (max))



With carpet, television point and cable connection, reasonable sized storage cupboard plus patio doors to the rear garden.

STAIRS

Lead to the first floor landing with carpet, radiator and large airing cupboard with large hot water cylinder.

BEDROOM 2 13' x 10'3" (3.96m x 3.12m)



With carpet, radiator and access door to the bathroom.

BEDROOM 3 13' x 7' (3.96m x 2.13m)



With carpet and radiator.

BATHROOM 7'1" x 5'6" (2.16m x 1.68m)



With white suite of bath, wash hand basin and W.C, cushion floor covering, shaver point, part tiled walls, ceiling down lighting and extractor fan.

STAIRS



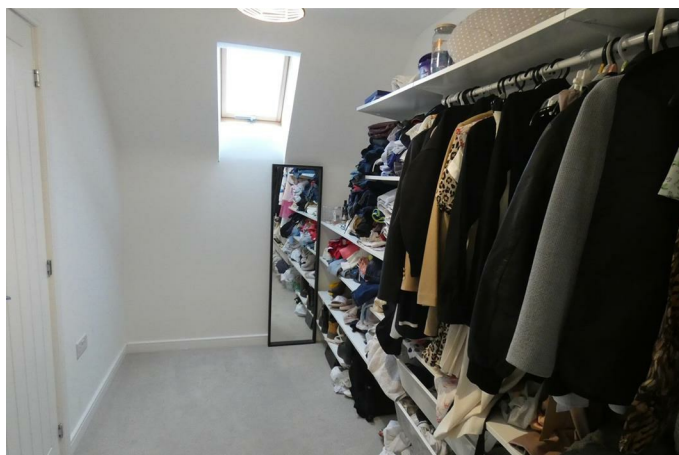
With carpet lead to the second floor.

BEDROOM 1 11'2" (plus recess) x 9'5" (3.40m (plus recess) x 2.87m)



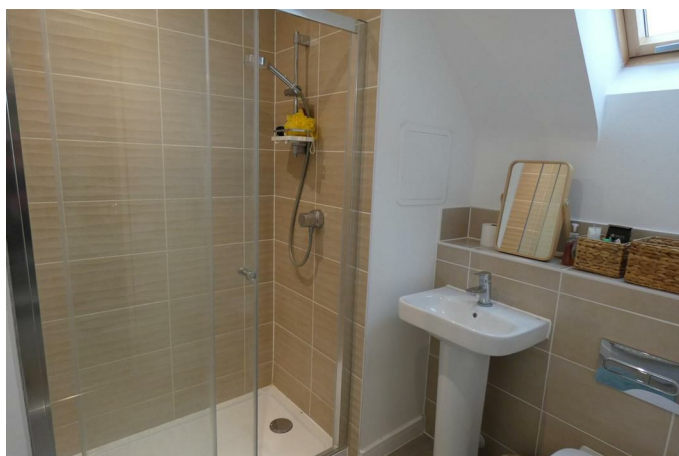
With carpet, radiator, television point, access to loft and built in storage cupboard and open access to:-

DRESSING ROOM 10'2" x 6'3" (3.10m x 1.91m)



With carpet, radiator and roof light window.

SHOWER ROOM 6' x 6'5" (max) (1.83m x 1.96m (max))



With radiator, cushion floor covering, tiled shower cubicle with mains shower, white wash hand basin and W.C, roof light window, ceiling down lighting and extractor fan.

OUTSIDE



To the front is a small shrub forecourt garden. To the side is a good sized block paved driveway/parking area which also gives access to the good sized semi detached Garage (19'7" x 10'6") with up and over door, electric light and power points and potential for loft storage area. Gated access leads to the enclosed mainly lawned rear garden with exterior lights and water point.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold. (We understand that once the developer leaves the site a service charge will become due which for the year to July 2023 was in the sum of £158.30 per annum. We are awaiting confirmation from the builders but assume this will be renewed annually).

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band C.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Ms L Palmer of ORJ Law Ltd, Queensville House, Queensville, Stafford, Staffordshire ST17 4NL. Telephone 01785 223440.

CONSTRUCTION

The property is of traditional construction.

LAND REGISTRY

The property is registered under Title SF683354.

SERVICES

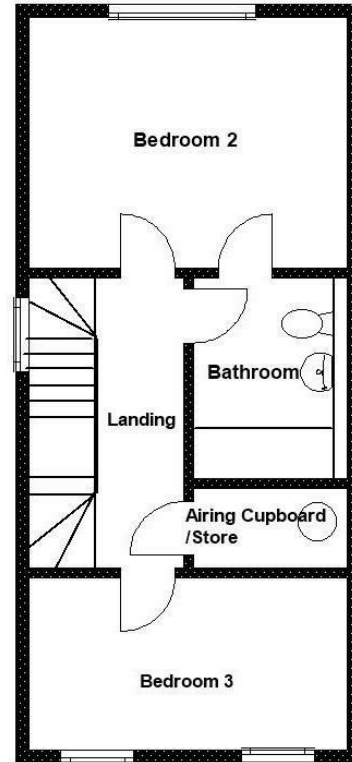
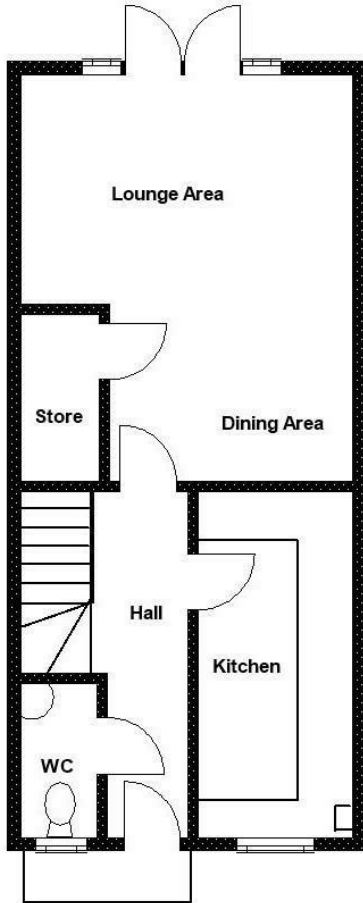
We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage with cable broadband.

FINANCE

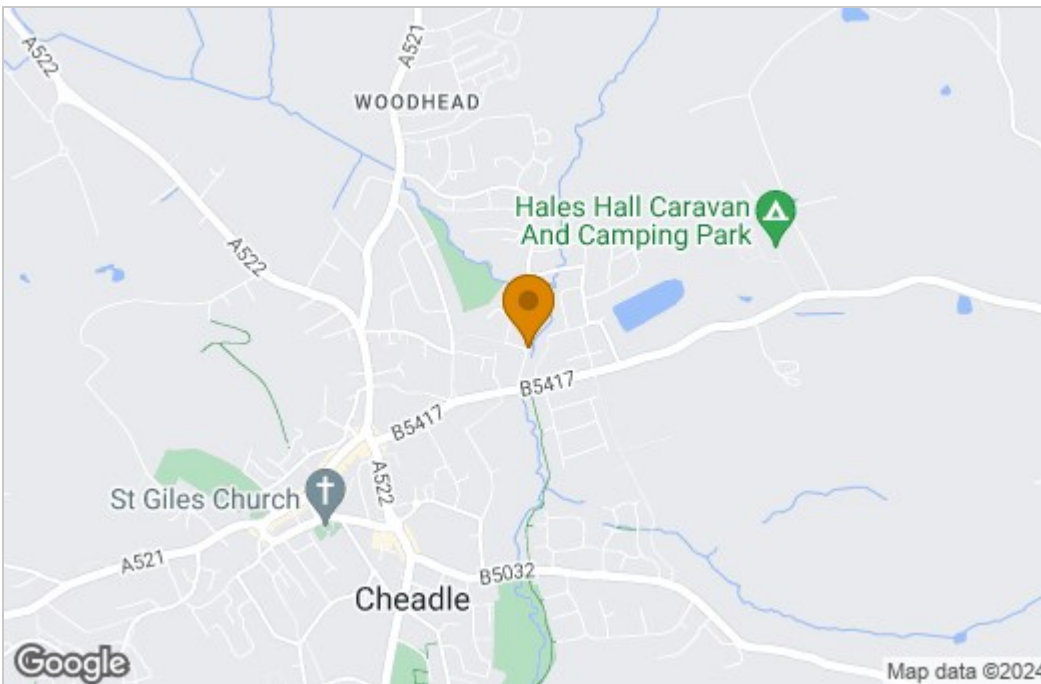
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BE REPOSSESSED IF YOU DO NOT KEEP UP
REPAYMENTS ON YOUR MORTGAGE.

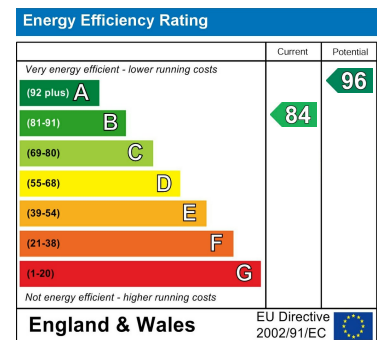
Floor Plan



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.

