



## **30, Thorley Drive, Cheadle, Stoke On Trent, ST10 1SA** **Offers Around £199,500**

This traditional style semi detached three bedroomed property is well located on the edge of this popular established development and enjoys a large South facing rear garden. Whilst the property includes UPVc double glazing and fascias plus gas central heating via a combination gas boiler it would benefit from some further modernisation and affords great potential. The property comprises Reception Hall, Lounge and Good Sized Dining Kitchen with Pantry off. Stairs lead to the first floor with Three Bedrooms, a Bathroom and Separate W.C. Outside the front garden is laid to lawn with raised shrub beds. A side driveway affords parking and access to an asbestos panel Garage. The large rear garden is mainly laid to lawn. The property is chain free and ready to go.

## RECEPTION HALL



With UPVc glazed external door, carpet, radiator, telephone point and gas meter.

LOUNGE 12'10" (max) x 12'9" (3.91m (max) x 3.89m)



With carpet, tiled fireplace, television point and two radiators.

DINING KITCHEN 19' x 8'5" (+ recess) (5.79m x 2.57m (+ recess))



With radiator, tiled floor, UPVc external door, stainless steel sink in base unit, base storage units with drawers, provision for washing machine, wall mounted combination gas boiler and Pantry/Store off.

## STAIRS

Lead to the first floor landing with carpet, storage cupboard and access to loft.

BEDROOM 1 11'4" (plus recess) x 10'7" (3.45m (plus recess) x 3.23m)



With radiator and cushion floor covering.

BEDROOM 2 10'9" x 8'6" (plus recess) (3.28m x 2.59m (plus recess))



With cushion floor covering and radiator.

BEDROOM 3 8'2" x 7'7" (2.49m x 2.31m)



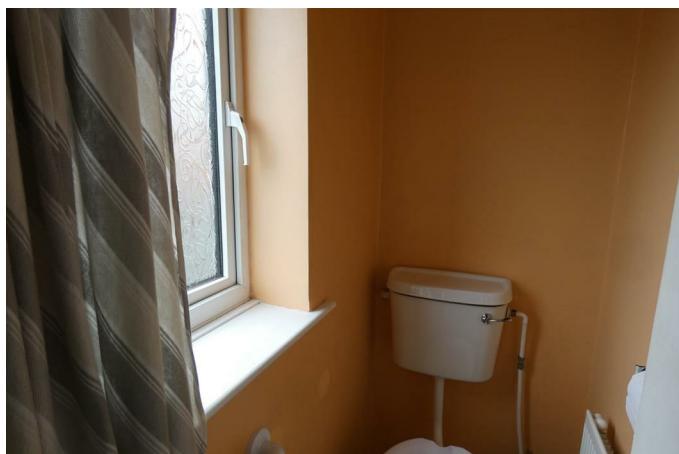
With cushion floor covering and radiator.

### BATHROOM 5'5" x 5'1" (1.65m x 1.55m)



With cushion floor covering, radiator, part tiled walls, wash hand basin and bath.

### SEPARATE W.C. 5'5" x 2'8" (1.65m x 0.81m)



With radiator and cushion floor covering.

### OUTSIDE



The front garden is laid mainly to lawn with raised front beds. A side driveway affords onsite parking and access to the detached timber frame asbestos sheet covered Garage. The substantial South facing rear garden is laid mainly to lawn and extends to just over seventy foot in length.

### 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 B

### VIEWING

Strictly by arrangement with the estate agents.

### VENDORS SOLICITORS

Mr L Pointon of A H Brooks & Co Solicitors, Central Buildings, High Street, Cheadle, Stoke on Trent, Staffordshire ST10 4AR. Telephone 01538 754253.

### CONSTRUCTION

The property is of traditional construction.

### LAND REGISTRY

The property is not registered on H M Land Registry.

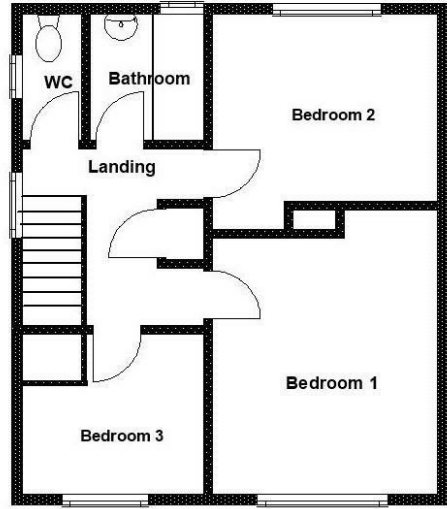
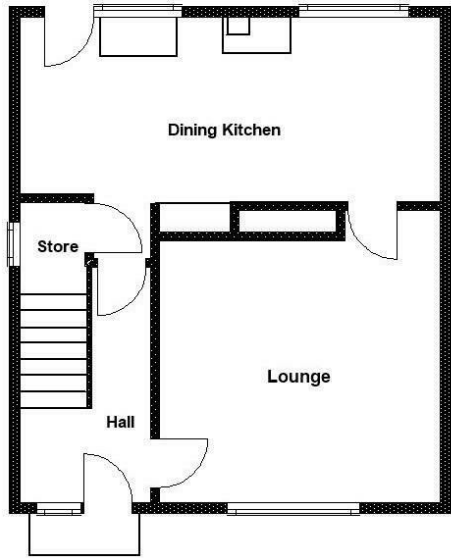
### SERVICES

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 along with a BT telephone connection.

### 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.**

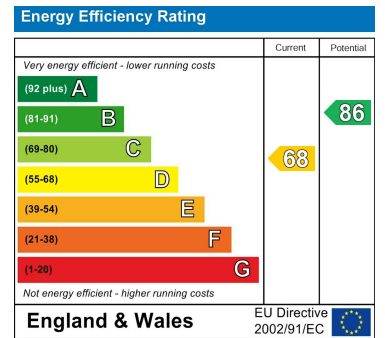
# Floor Plan



# 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.