



25, The Green, Cheadle, Stoke-On-Trent, ST10 1XS Offers Around £195,000

This traditional style three bedroomed semi detached property is located on a good sized plot in this established part of the town with a pleasant open aspect to the rear. Whilst the property includes UPVc glazing it is in need of some upgrading and modernisation but offers great potential to create a good family home. Space heating is provided via a Parkray solid fuel fire. The accommodation comprises Hall, Cloakroom with W.C, Lounge Area with archway to Dining Area, rear Conservatory and Kitchen. Stairs lead to the first floor with Three Bedrooms and a Bathroom. Outside a driveway affords onsite parking and access to a good sized attached Garage. The front garden is laid to lawn with shrub borders. The generous rear garden has a paved patio, large vegetable garden, greenhouse and garden store. The property is chain free.

STORM CANOPY
With UPVc door to:-

HALL
With carpet, radiator, telephone point, coving and access door to Garage.

CLOAKROOM 6' x 6' (max) (1.83m x 1.83m (max))
With carpet, radiator and W.C.

LOUNGE AREA 12' (into bay) x 11'5" (3.66m (into bay) x 3.48m)



With carpet, bay window, wall light points, television point and brick fireplace with Parkray solid fuel boiler
An open archway leads to:-

DINING AREA 13' x 10'6" (plus recess) (3.96m x 3.20m (plus recess))



With carpet, radiator, coving and UPVc patio doors to:-

CONSERVATORY 11' x 9'10" (3.35m x 3.00m)



With cushion floor covering, light/fan unit, wall light points and patio doors to the rear garden.

KITCHEN 10'9" x 8'5" (3.28m x 2.57m)



With carpet, radiator, ceramic hob, electric oven, inset stainless steel sink unit, base units and drawers, wall cupboards and coving.

STAIRS

Lead to the first floor landing with carpet and loft access point.

BEDROOM 1 13'2" x 10'6" (4.01m x 3.20m)



With carpet, radiator and light/fan unit.

BEDROOM 2 11'6" (max) x 10'2" (3.51m (max) x 3.10m)



With carpet and radiator.

BEDROOM 3 8'7" x 7'1" (2.62m x 2.16m)



With carpet and radiator.

BATHROOM 6' x 5'10" (1.83m x 1.78m)



With radiator, tiled walls, carpet, electric shower unit and coloured suite of bath, wash hand basin and W.C.

OUTSIDE



The front garden is laid to lawn with side raised shrub border. A tarmac driveway affords onsite parking and access to the attached garage (17' max x 11'8") with up and over door rear UPVc door and provision for washing machine. Gated side access leads to the good sized rear garden with raised paved patio area, large vegetable garden, greenhouse and garden store and a pleasant open aspect.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

LOCAL AUTHORITY

Staffordshire Moorlands District Council
Council Tax Band C

LAND REGISTRY

Title Number SF 578131.

SERVICES

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

The property is connected to Mains Water, Electricity and drainage, Gas is not connected.

CONSTRUCTION

The property is of traditional construction.

VENDORS SOLICITORS

Lisa Allbutt of The Eric Whitehead Partnership St Giles Chambers 4 Chapel Street Cheadle ST10 4DY Telephone 01538 755761

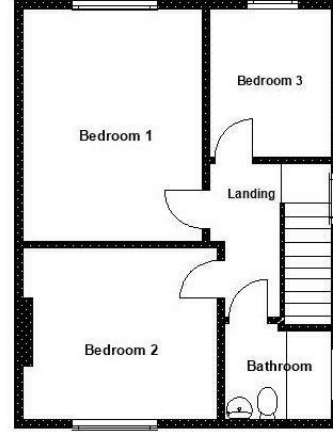
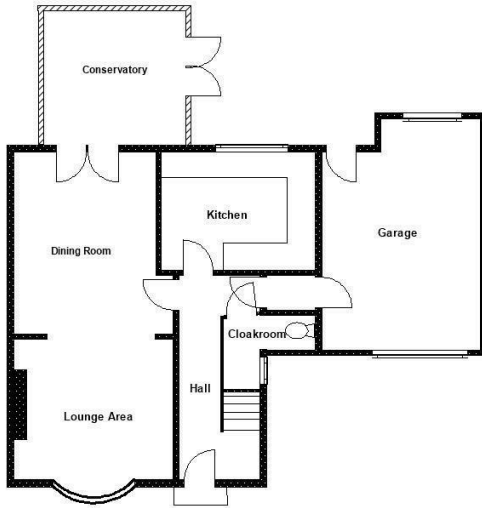
VIEWING

Strictly by arrangement with the estate agent.

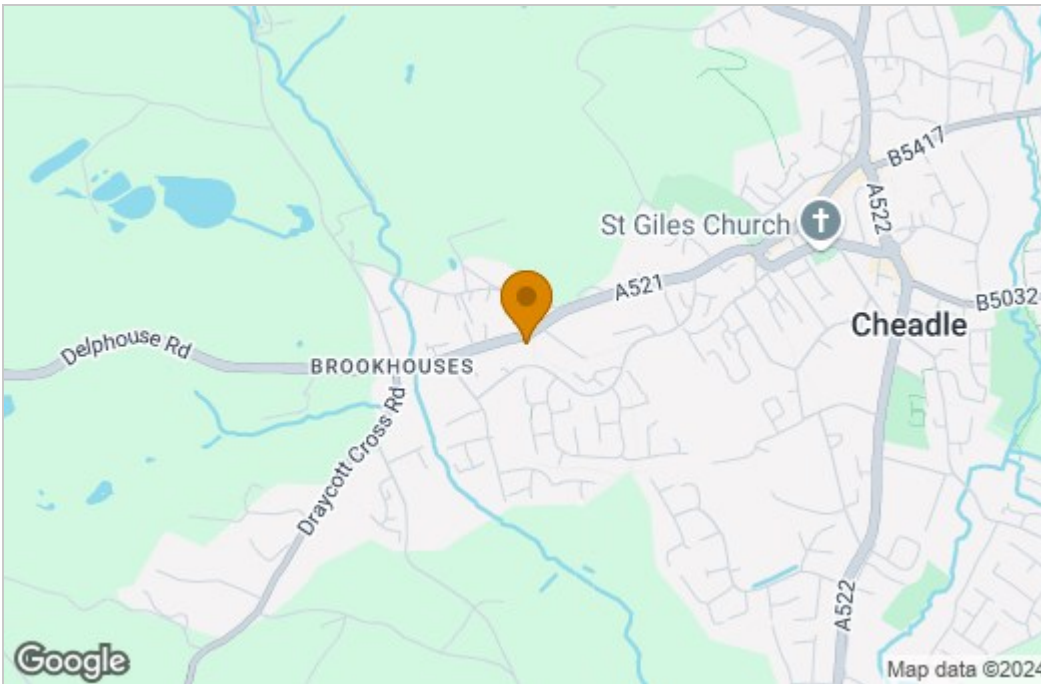
FINANCE

Hanley Economic Building society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage advisor 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**

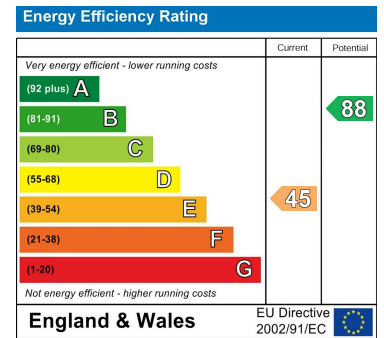
Floor Plan



Area Map



Energy Efficiency Graph



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