



## **7, Beswick Close, Cheadle, Stoke-on-trent, ST10 1LE Offers Around £209,000**

This detached bungalow has been extended at the rear to provide good sized two bedroomed living space and is located on a popular, quiet cul de sac. The property includes UPVc double glazing, UPVc fascias, gas central heating and cavity wall insulation. The property comprises Reception Hall, Fitted Kitchen, Lounge with open archway to Dining Area, Inner Hall with Store off, Modern Shower Room and Two Bedrooms plus rear Conservatory. Outside to the front is a tarmac parking area with corner shrub border with access to the side car port plus concrete sectional Garage beyond. The terraced rear garden has paved areas and shrubs and a greenhouse. The property is chain free and ready to go.



### RECEPTION HALL

With UPVc external door, carpet, radiator with shelf over, access to loft, airing cupboard with hot water cylinder and walk in store.

### KITCHEN 12'2" x 7'10" (3.71m x 2.39m)



With stainless steel sink unit, base units and drawers, wall cupboards, built in double oven and gas hob with cooker hood over, radiator, provision for washing machine, cupboard with electricity trip box, part tiled walls and cupboard with wall mounted Glow Worm gas fired central heating boiler.

### LOUNGE 16'4" x 11'4" (max) (4.98m x 3.45m (max))



With radiator, carpet, television point and tiled fireplace with gas fire. An open archway gives access to:-

### DINING AREA 9'5" x 6'1" (2.87m x 1.85m)



With carpet and radiator.

### BEDROOM 1 11'6" x 8'9" (max) (3.51m x 2.67m (max))



With carpet and two radiators.

### BEDROOM 2 9'5" x 9'2" (2.87m x 2.79m)



With carpet, radiator and UPVc door to:-

### CONSERVATORY 9'4" x 6'11" (2.84m x 2.11m)



With laminate flooring and UPVc external door.

## SHOWER ROOM 6'7" x 5'6" (2.01m x 1.68m)



With white W.C, wash hand basin in vanity unit, tiled walls, tiled floor, heated towel rail and corner shower unit with power shower.

## OUTSIDE



To the front is a good sized tarmac driveway/parking area with corner shrub border and water point. There is a side carport and access to the rear garage (16'2" x 7'11") with folding doors. The rear garden is terraced with shrubs, paved area and greenhouse.

## FLOOR PLAN

Is for illustration purpose only and is not to scale.

## NOTE

This is a probate sale and is sold by Executors.

## TENURE

Freehold. Land Registry Title Number SF 403602.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.  
Council Tax Band C.

## CONSTRUCTION

The property is of traditional construction.

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

Mr N J John, The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

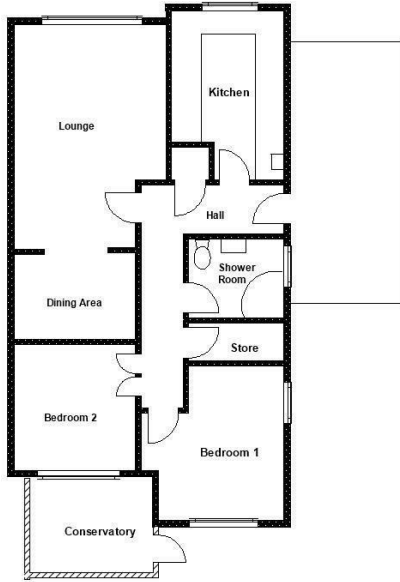
## SERVICES

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.**

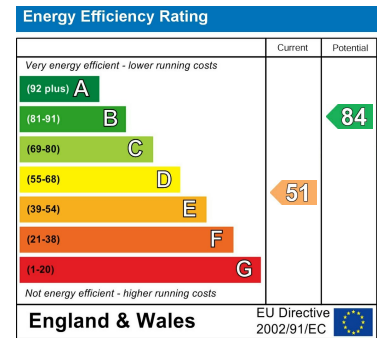
# Floor Plan



# 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.

