



10A, Kempton Grove, Cheadle, Stoke-On-Trent, ST10 1TQ Offers Around £149,950

Located on a quiet cul de sac this semi detached property offers easily managed two bedroomed accommodation. Whilst the property does have the benefit of UPVc double glazing and fascias and cavity wall insulation it may benefit from some further modernisation but does afford good potential. The accommodation comprises Hall, Lounge with open staircase and archway to Dining Kitchen. Stairs lead to the first floor with Two Bedrooms and a Bathroom. Outside a long driveway affords ample onsite parking with gated access to side parking and the large detached blockwork Garage. The gardens to front and rear are mainly laid to lawn with shrubs and greenhouse. The property is chain free and ready to go.

HALL

With softwood sealed unit double glazed external door, carpet and coving.

LOUNGE 14' x 12' (4.27m x 3.66m)



With carpet, television point, coving, wall mounted electric fire with remote control and open plan feature staircase. An open archway leads to the:-

DINING KITCHEN 12' x 7'10" (3.66m x 2.39m)



With inset sink unit, base units and drawers, wall cupboards, provision for washing machine, built in electric oven and gas hob with cooker hood over and UPVc external door.

STAIRS

With carpet lead to the first floor landing with access to loft.

BEDROOM 1 12' x 8'7" (3.66m x 2.62m)



With carpet.

BEDROOM 2 12' x 6'10" (max) (3.66m x 2.08m (max))



With carpet and airing cupboard with hot water cylinder.

BATHROOM 6'5" x 5'6" (1.96m x 1.68m)



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

OUTSIDE



The front garden is laid to lawn and shrubs. A long driveway affords parking and access via gates to further side parking plus the large detached blockwork Garage (20'11" x 11') with double access doors and side door. The rear garden has lawn, paved areas and greenhouse.

FLOOR PLANS

Are for illustration purposes and are not to scale.

TENURE

Freehold.

The property is not registered with HMLR.

CONSTRUCTION

The property is of traditional construction.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

Council Tax Band B.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

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

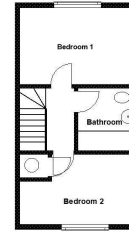
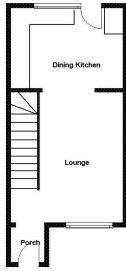
SERVICES

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.

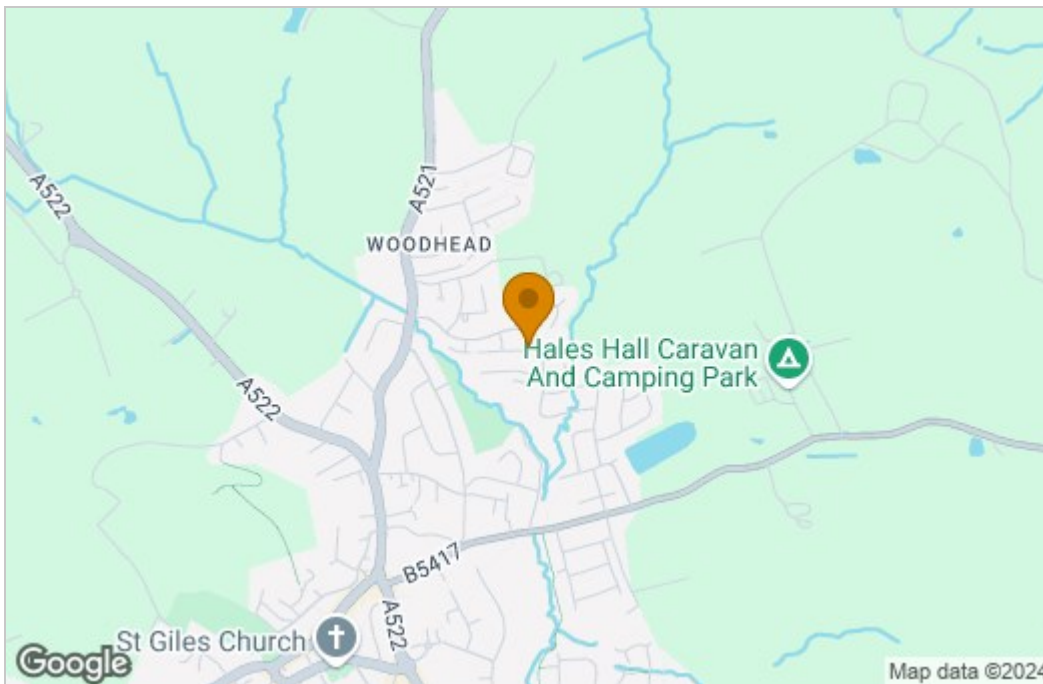
FINANCE

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.**

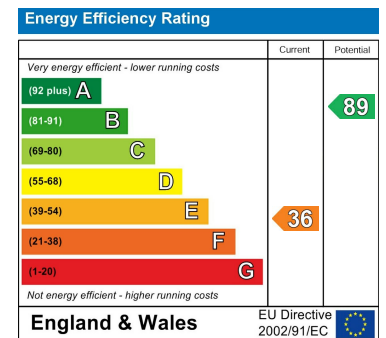
Floor Plan



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.

