



## **47, Mill Road, Cheadle, Stoke-On-Trent, ST10 1NG** **Offers Around £139,000**

This pretty mid row town house has a small front forecourt together with a well laid out rear garden and is located in this established residential area close to the Recreation Ground and local amenities. The property has UPVc double glazing and a first floor bathroom and is clean and tidy throughout. It comprises UPVc door to Lounge and Kitchen with access to below stairs store. Stairs lead to the first floor with Two Bedrooms and a Bathroom. Outside there is a small front forecourt plus at the rear is a tidy garden with paved area and gate to lawn with pebble shrub borders plus further paved area and garden store. The property is chain free and is an ideal first home or indeed an investment property.



### LOUNGE 12' (max) x 11' (3.66m (max) x 3.35m)



With UPVc external door, radiator, cupboard with gas meter, cupboard with electricity meter, coving, television point, telephone point and feature fireplace with coal effect gas fire. Folding doors to:-

### KITCHEN 10' x 8'10" (3.05m x 2.69m)



With stainless steel sink unit, base units and drawers, wall cupboards, display shelving, gas cooker point (cooker can be included if required), provision for washer, radiator, access to below stairs store (with light and electric point), tiled floor and UPVc external door.

### STAIRS

Lead to the first floor with carpet, loft access and concealed wall mounted gas boiler.

### BEDROOM 1 10'1" x 8'8" (3.07m x 2.64m)



With radiator, carpet and coving.

### BEDROOM 2 10'9" x 7'2" (max) (3.28m x 2.18m (max))



With carpet, radiator and airing cupboard with hot water cylinder.

### BATHROOM 7'7" x 4'5" (2.31m x 1.35m)



With radiator, part tiled walls, electric shower unit, cushion floor covering and white suite of bath, wash hand basin and W.C.

### OUTSIDE



To the front is a small forecourt. The rear garden is enclosed with patio area with outside light and water point and gated access to lawned rear garden with pebble border, rear patio area and garden store with light and electric point. The property also has a right of way footpath access to Mill Road.

### FLOOR PLANS

Are for illustration purposes only and are not to scale.

### TENURE

Freehold.  
Land Registry Title No SF317646.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.  
Council Tax Band A.

## CONSTRUCTION

The property is of traditional construction.

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITOR

Mr L Pointon of A H Brooks & Co Solicitors, Central Buildings, High Street, Cheadle, Stoke on Trent, Staffordshire ST10 1AR. Telephone 01538 754253.

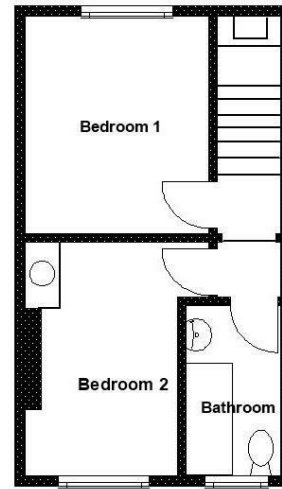
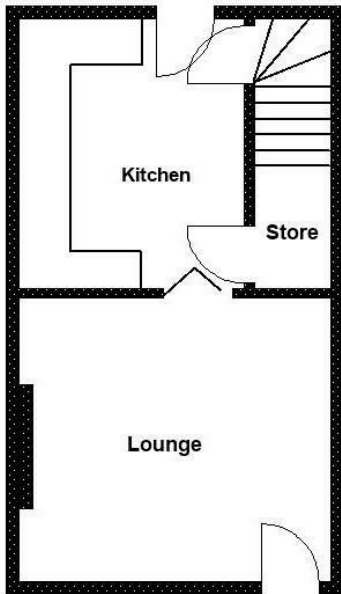
## SERVICES

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.

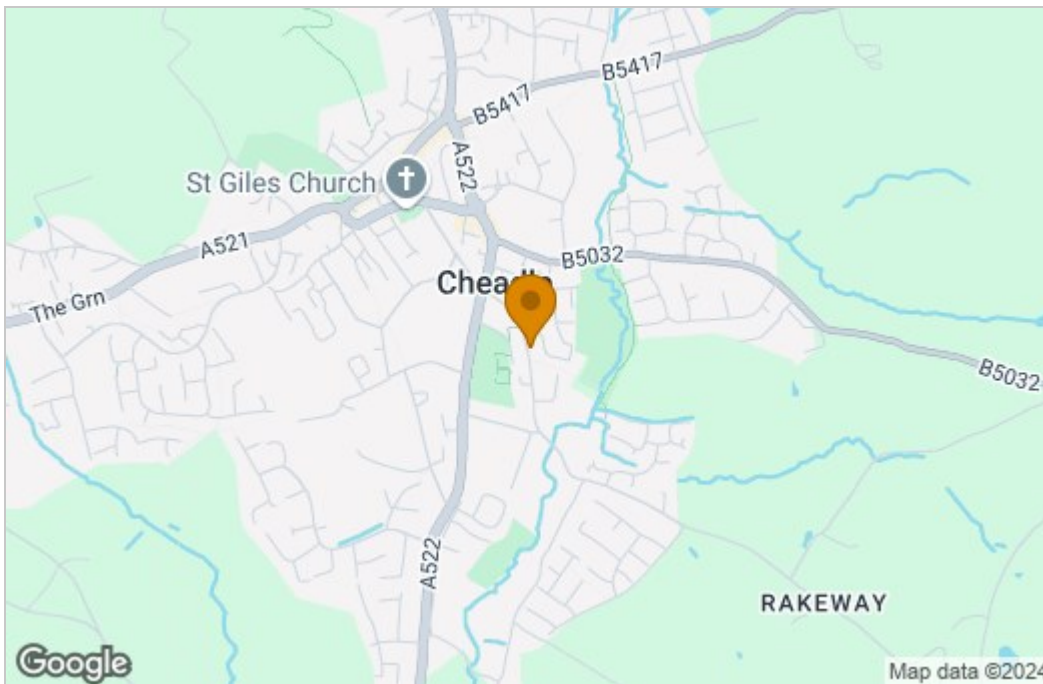
## FINANCE

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.**

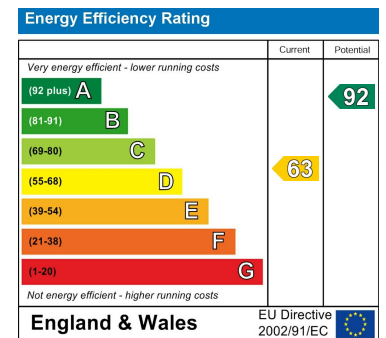
# Floor Plan



# 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.

