



58, Prince George Street, Cheadle, Stoke-On-Trent, ST10 1HX **Offers Around £279,500**

This detached extended cottage is located in this established part of the town and should be inspected to appreciate the size of the accommodation on offer which includes a spacious lounge (22'6" x 11'6") together with a feature split level fitted dining kitchen with glazed balustrade not to mention the three bedrooms and a spacious bathroom with large jacuzzi bath and walk in shower. It also benefits from UPVc glazing and gas central heating via a combination gas boiler and townscape views to the rear. The accommodation comprises Study/Reception Room, steps to Spacious Lounge, Dining Kitchen, Rear Hall/Utility and Cloakroom with W.C. Stairs lead to the first floor with Three Bedrooms and the Bathroom. Outside there is large front tarmac parking area with gated access to the enclosed side/rear garden with paved area, slate chip feature and garden store. The property is well worth a visit to fully appreciate all that is on offer.

RECEPTION/STUDY ROOM 14'6" x 11'4" (4.42m x 3.45m)



With UPVc external door, laminate flooring, telephone point, open staircase, radiator and steps to:-

SPACIOUS LOUNGE 22' x 11'6" (6.71m x 3.51m)



With carpet, radiator, television point, ceiling down lighting and patio doors to the rear garden.

KITCHEN AREA 11'6" x 10'9" (3.51m x 3.28m)



With inset sink unit, base units and drawers, wall cupboards, plinth lighting, wine rack, glazed cabinets, radiator, integrated dishwasher, cushion floor covering, television point, built in electric double oven and ceramic hob with cooker hood over. Steps lead to:-

DINING AREA 11'8" x 9'10" (3.56m x 3.00m)



With glazed balustrade, cushion floor covering, radiator and feature centre light fitting.

UTILITY ROOM 7'8" (max) x 5'10" (2.34m (max) x 1.78m)

With provision for washing machine, wall cupboard, cushion floor covering, space for large fridge, extractor fan and glazed composite door.

CLOAKROOM 5'11" x 3'9" (1.80m x 1.14m)

With W.C, wash hand basin, cushion floor covering and radiator.

STAIRS

To the first floor with carpet, access to part board

loft storage area and airing cupboard housing a wall mounted combination gas boiler.

BEDROOM 1 11'8" x 9'10" (3.56m x 3.00m)



With carpet, radiator and television point.

BEDROOM 2 14'5" x 8'1" (plus recess) (4.39m x 2.46m (plus recess))



With cushion floor covering and radiator.

BEDROOM 3 10'5" x 7'9" (3.18m x 2.36m)



With carpet and radiator.

FEATURE BATHROOM 11'7" x 8' (3.53m x 2.44m)



With W.C, wash hand basin in vanity unit, large jacuzzi bath, walk in shower outside with mains shower, extractor fan, radiator, wall light point and cushion floor covering.

OUTSIDE



To the front is a large tarmac parking area with shrub border and electric vehicle charging point. Gated access leads to the enclosed side and rear garden with paved area, slate chip area, water point and townscape views.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

Land Registry Title No SF414450

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

Council Tax Band A. NB The property is subject to an "improvement indicator" and the current tax band may increase for a new owner.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

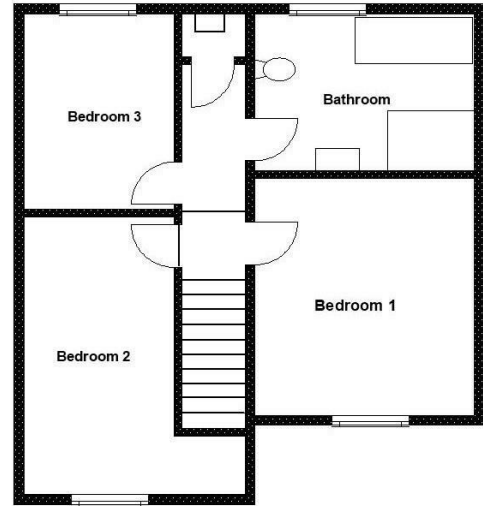
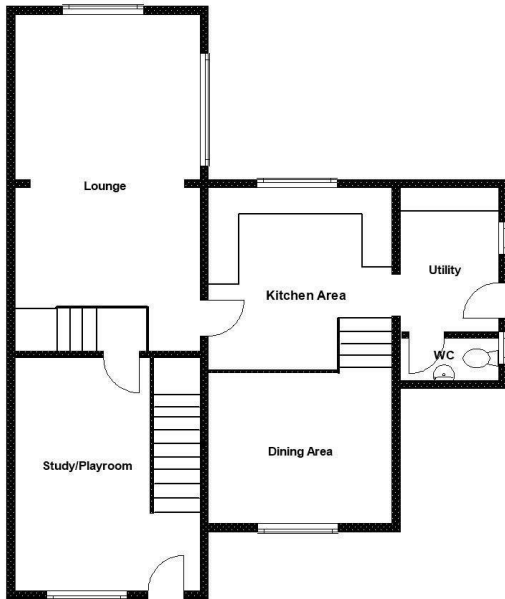
SERVICES

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.

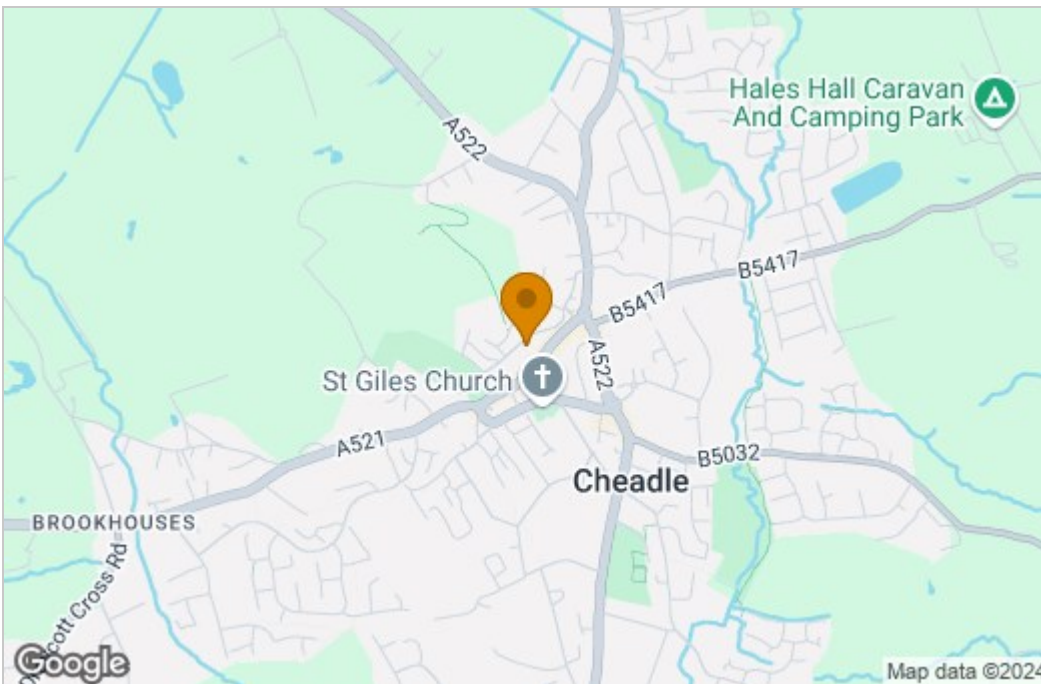
FINANCE

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.**

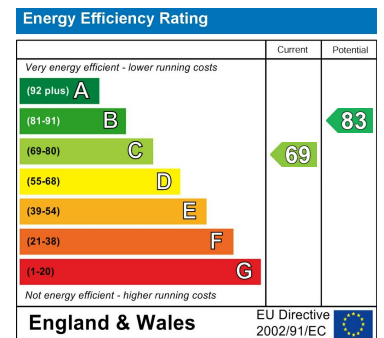
Floor Plan



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.

