

41- 43, Ashbourne Road, Cheadle, Stoke-On-Trent, ST10 1HF Offers Around £295,000

This substantial period property, parts of which we understand date from the 1840's has in the past been extended at the rear and affords substantial four bedroomed accommodation with two reception rooms and recently refitted dining kitchen and bathroom areas yet retaining much of its original character in particular the central period staircase. The property also includes UPVc glazing and central heating via a combination gas boiler. The accommodation comprises steps to Reception Hall, Spacious Lounge with wood burning stove, Large Fitted Dining Kitchen, Conservatory, Dining Room and access to Basement Utility Area. Stairs lead to the first floor with Four Bedrooms and a Modern Bathroom. Outside the front garden is laid to gravel and shrubs. Gated access leads to the side tarmac parking/turning area plus the side mainly lawned garden with lawn area and shrubs. Inspection is a must to take in all this property has to offer and to fully appreciate its appeal which should be of interest to people who want something different.

STEPS

Lead to the front UPVc entrance door.

RECEPTION HALL



With laminate floor, radiator below decorative screen, coving, dado rail, cupboard with electricity meter, high ceiling and feature period staircase.

CLOAKROOM 5'6" x 2'10" (1.68m x 0.86m)

With W.C, wash hand basin, dado rail and laminate floor.

LOUNGE 18'6" (into bay) x 15'7" (5.64m (into bay) x 4.75m)



With panelling to dado rail, bay window, built in bookshelves, feature fireplace with tile hearth and multi fuel stove, telephone point, television point, coving, radiator and wall light points.

MODERN DINING KITCHEN 23'6" x 9'3" (7.16m x 2.82m)



With two radiator, laminate flooring, inset stainless steel sink, concealed lighting, good range of base units, drawers and wall cupboards, built in electric double oven, induction hob with cooker hood over, built in tall fridge unit and dishwasher, ceiling down lighting and UPVc door to Conservatory and access steps up to Dining Room and down to the Utility Room.

DINING ROOM 14'7" x 11'10" (4.45m x 3.61m)



With two radiators and carpet.

CONSERVATORY 9'1" x 9'2" (2.77m x 2.79m)



With tiled floor and UPVc patio doors to the front with steps to garden.

BASEMENT UTILITY ROOM 14'2" x 11'10" (4.32m x 3.61m)

With radiator, tiled floor, gas meter, provision for washing machine and wall mounted combination gas boiler.

THE FEATURE STAIRCASE LEADS:-

To the first floor landing area with carpet.

BEDROOM 1 15' x 12'5" (4.57m x 3.78m)



With radiator and carpet

BEDROOM 2 14'8" x 9'10" (plus recess) (4.47m x 3.00m (plus recess))



With radiator, carpet, feature panelled wall and built in range of wardrobes with central dressing table.

BEDROOM 3 9'9" x 7'9" (+ recess) (2.97m x 2.36m (+ recess))



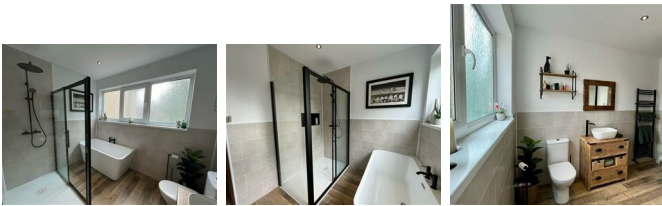
With radiator and carpet.

BEDROOM 4 9'6" x 8' (max) (2.90m x 2.44m (max))



With carpet, radiator, dado rail and store room off.

MODERN BATHROOM 9' x 7'4" (plus recess) (2.74m x 2.24m (plus recess))



With laminate flooring, heated towel rail, walk in shower cubicle with mains shower, ceiling down lighting, feature bath, wash hand basin in vanity unit, W.C and part tiled walls.

OUTSIDE



The front forecourt garden is laid to gravel with shrubs. Gated access leads to the side tarmac

parking/turning area with water point plus garden store and lawned garden area with shrubs.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

Land Registry Title No SF274278.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

CONSTRUCTION

Property is of traditional construction.

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.**

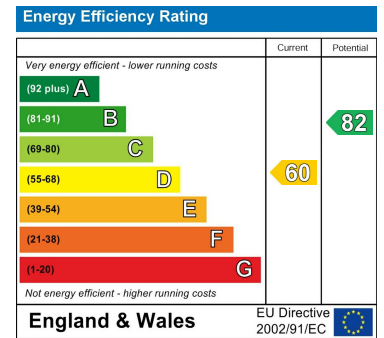
Floor Plan



Area Map



Energy Efficiency Graph



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