



23, Plant Street, Cheadle, Stoke-On-Trent, ST10 1HH Offers Around £129,500

This mid row town house offers two bedroomed accommodation and includes UPVc glazing and gas fired central heating via a combination gas boiler. The property has just become available and is chain free. The accommodation comprises UPVc door to Lounge, Inner Hall with Store off, Dining Kitchen, Rear Hall/Utility and Bathroom. Stairs lead to the first floor with Two Good Sized Bedrooms. Outside to the rear is an enclosed rear yard/garden with metal store building and pedestrian gate to unmade rear service road. The property is located in this established residential area and is close to the town centre and local amenities. Ideal first home or investment property.

LOUNGE 13' (max) x 11'3" (3.96m (max) x 3.43m)



With UPVc external door, radiator, coving, television point, bay window, decorative fireplace and cupboard housing the gas and electricity meters.

INNER HALL

With access to below stairs store.

DINING KITCHEN 11'3" x 11'8" (plus recess) (3.43m x 3.56m (plus recess))



With radiator, cushion floor covering, wall cupboards, base units and drawers, sink unit, gas hob and electric oven.

REAR HALL/UTILITY 6'4" x 5'9" (1.93m x 1.75m)



With radiator, cushion floor covering, UPVc external door, provision for washing machine and cupboard housing a wall mounted combination gas boiler.

BATHROOM 6'4" x 5'6" (1.93m x 1.68m)



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

STAIRS

Lead to the first floor landing with carpet.

BEDROOM 1 11'4" (max) x 11'6" (3.45m (max) x 3.51m)



With radiator, carpet and store.

BEDROOM 2 11'9" x 11'4" (3.58m x 3.45m)



With carpet, radiator and store.

OUTSIDE



To the rear is an enclosed concrete/paved yard/garden with metal store building and pedestrian gate to the rear unmade service road. Outside parking at the front.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

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 SOLICITORS

Mr S Vasey, Walters & Plaskitt Solicitors, Bews Corner, 2 Westport Road, Burslem, Stoke on Trent, Staffordshire ST6 4AW. Telephone 01782 819611.

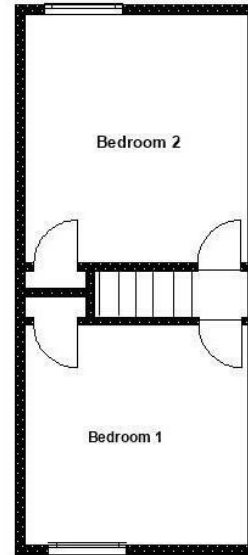
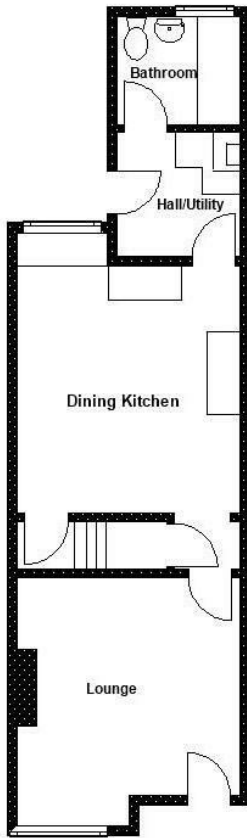
SERVICES

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.**

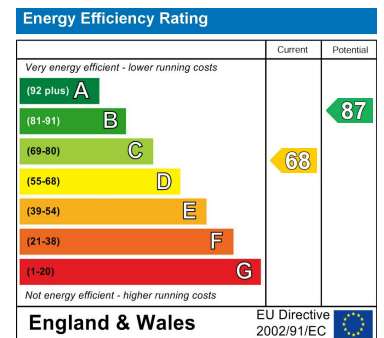
Floor Plan



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.

