



19, Cheltenham Avenue, Cheadle, Stoke-On-Trent, ST10 1UP Offers Around £172,500

This semi detached property offers two bedroomed easily managed accommodation and is an ideal first purchase or investment property. The property benefits from UPVc glazing and fascias together with gas central heating and a fitted kitchen and comprises Hall, Lounge with open plan staircase and Dining Kitchen. Stairs leads to the first floor with Two Bedrooms and a Bathroom. Outside there is a good sized tarmac front parking area with gated access to the generous rear garden with paved patio area, lawned garden and timber workshop/store with electric and water points. An ideal first purchase.

HALL

With UPVc external door, laminate floor, radiator below decorative screen and open archway to:-

LOUNGE 13'10" x 11'9" (4.22m x 3.58m)



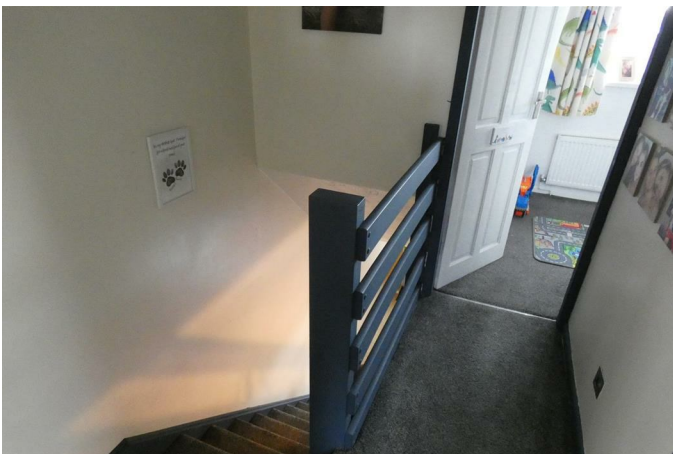
With radiator, television point, telephone point, coving and feature open plan staircase.

DINING KITCHEN 11'9" x 7'9" (3.58m x 2.36m)



With radiator, tiled floor, UPVc glazed external door, fitted base units and drawers with solid wood worktops, wall cupboards, gas cooker point, coving and wall mounted combination gas boiler.

STAIRS



Lead to the first floor landing with carpet and access to loft which we understand is part boarded for storage.

BEDROOM 1 11'10" x 8'3" (3.61m x 2.51m)



With carpet and radiator.

BEDROOM 2 11'10" (max) x 6'8" (3.61m (max) x 2.03m)



With carpet, radiator, coving and built in storage cupboard.

BATHROOM 6'5" x 5'8" (1.96m x 1.73m)



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

OUTSIDE



To the front is a good sized tarmac parking area with lawned side garden. Gated side access leads to the generous sized rear garden with paved patio area, water point, lawned rear section and timber workshop store with electric and water supply.

FLOOR PLANS

Are for illustration purposes only and are not scale.

TENURE

The property is Freehold under Title Number SF301585. Please note that we understand that in the past it was a shared ownership property which was updated to a full ownership. The Land Registry has to retain old lease information which is stored under Title Number SF531422.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band B (Note this is subject to an improvement indicator as the property does have planning to create a two storey side extension but this work has not been carried out).

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITOR

To be confirmed.

CONSTRUCTION

The property is of traditional construction.

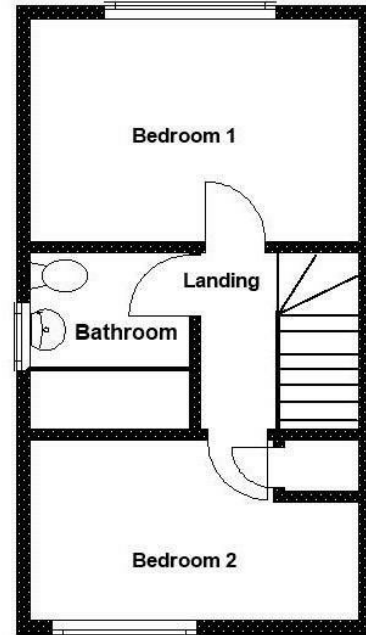
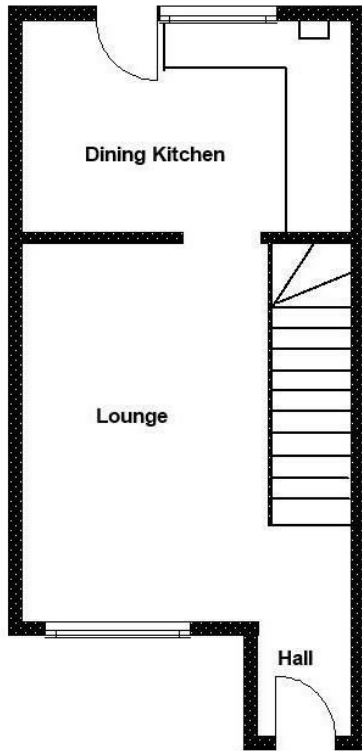
SERVICES

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.

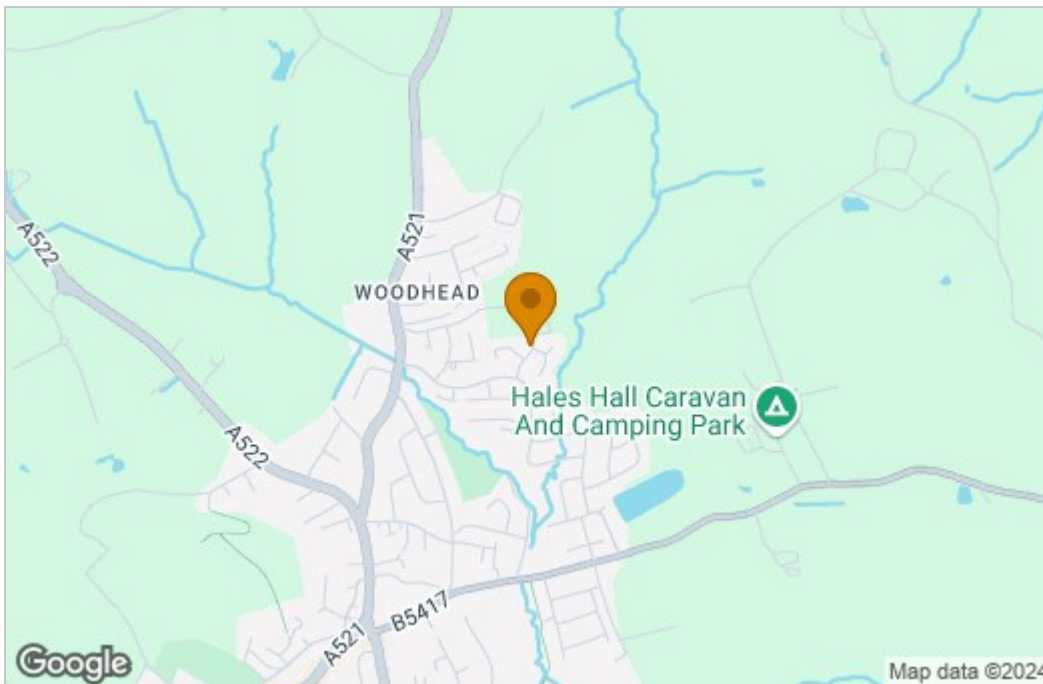
FINANCE

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.**

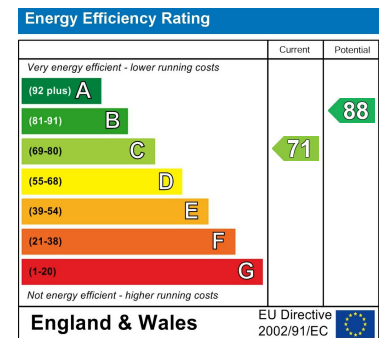
Floor Plan



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.

