



The Woodcroft, 59a, Leek Road, Cheadle, Stoke-On-Trent, ST10 1JJ Offers Around £295,000

This substantial detached chalet style dwelling is well located in this established and popular residential area and whilst it does include UPVC glazing and fascias and a condensing gas central heating boiler the property would benefit from some general upgrading and modernisation but affords versatile accommodation with great potential. The property comprises an Enclosed Porch, Spacious Reception Hall with Store off, Lounge, Dining Room with open access to Garden Room, Kitchen Area, Rear Hall, Boiler Room, Two Bedrooms and a Bathroom. Stairs lead to the first floor with Two Further Bedrooms and a Shower Room. Outside to the front is a shrub garden area and a tarmac driveway which affords ample onsite parking and turning space and access to a good sized attached brick Garage. The rear garden is enclosed with paved area, lawn, shrub border and rear vegetable garden and paved area with lean to greenhouse. The property is chain free.

UPVC DOOR TO:-

ENCLOSED PORCH

With carpet and UPvc glazed door to:-

SPACIOUS RECEPTION HALL



With carpet, television point, coving, plate display rail and below stairs store.

LOUNGE 16' x 14' (4.88m x 4.27m)



With two radiators, carpet, wall light points, coving and feature fireplace with coal effect gas fire.

DINING ROOM 14' x 10' (4.27m x 3.05m)



With carpet, coving and open arch access to:-

GARDEN ROOM 10'5" x 6' (3.18m x 1.83m)

With radiator, carpet and patio doors to the rear garden.

KITCHEN 13'5" x 7' (4.09m x 2.13m)



With tiled floor, base units and drawers, wall cupboards, inset stainless steel sink bowl, provision

for washing machine, extractor fan, radiator, electric cooker point and tiled walls.

REAR HALL

With tiled floor, part tiled walls, electricity meter and trip box and UPvc external door.

BOILER ROOM 5'3" x 3' (1.60m x 0.91m)

With tiled floor, gas meter and wall mounted gas boiler.

BEDROOM 1 13'6" x 12'11" (4.11m x 3.94m)



With carpet, radiator and coving.

BEDROOM 2 10'6" x 9'6" (3.20m x 2.90m)



With carpet, radiator and coving.

BATHROOM 9'5" x 6' (2.87m x 1.83m)



With suite of corner bath, wash hand basin and W.C, laminate flooring, panelled ceiling, tiled and panelled walls.

STAIRS

Lead to the first floor landing with carpet and a large airing cupboard with hot water cylinder.

BEDROOM 3 14' x 9'6" (plus recess) (4.27m x 2.90m (plus recess))



With laminate flooring, radiator and store off.

BEDROOM 4 14' x 13' (4.27m x 3.96m)



With carpet, radiator, two narrow wardrobes and loft access.

SHOWER ROOM 9'6" x 2'10" (2.90m x 0.86m)



With W.C, wash hand basin, laminate floor, shower cubicle with electric shower, radiator and shaver point.

OUTSIDE



To the front is a well stocked front and side border plus a good sized tarmac driveway which affords ample onsite parking and turning space with water point and access to the attached brick Garage (17'6" x 12') with up and over door, personal door and rear door to garden. A paved side access leads via a gate to the enclosed rear garden with paved area, shrub borders, raised bed, lawn and gated access to the rear paved area with lean to greenhouse and vegetable garden.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr R Basnett of Woolliscrofts Solicitors, 6-10 Broad Street, Hanley, Stoke on Trent, Staffordshire ST1 4EU. Telephone 01782 204000.

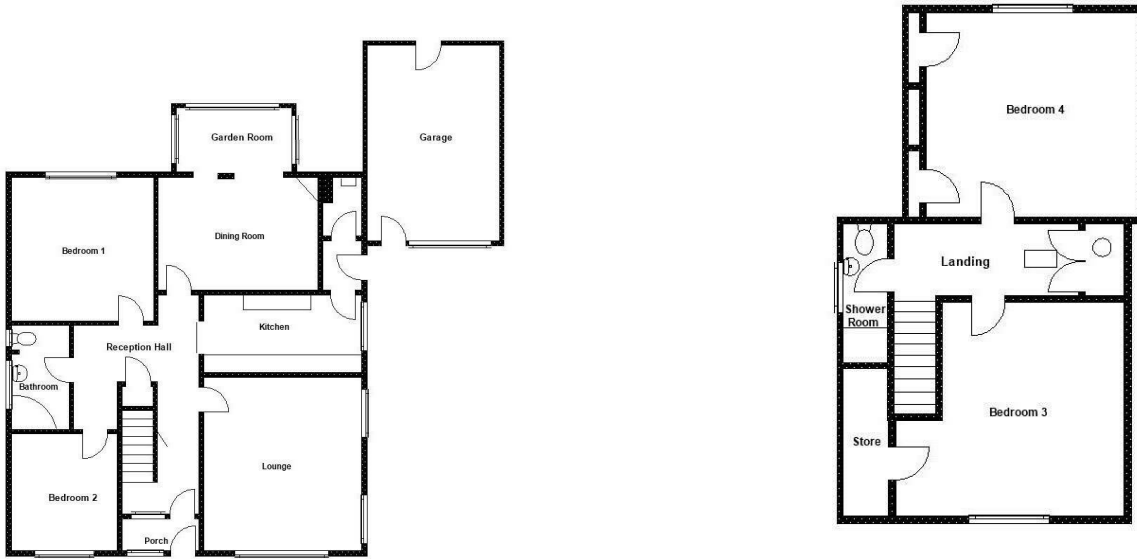
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

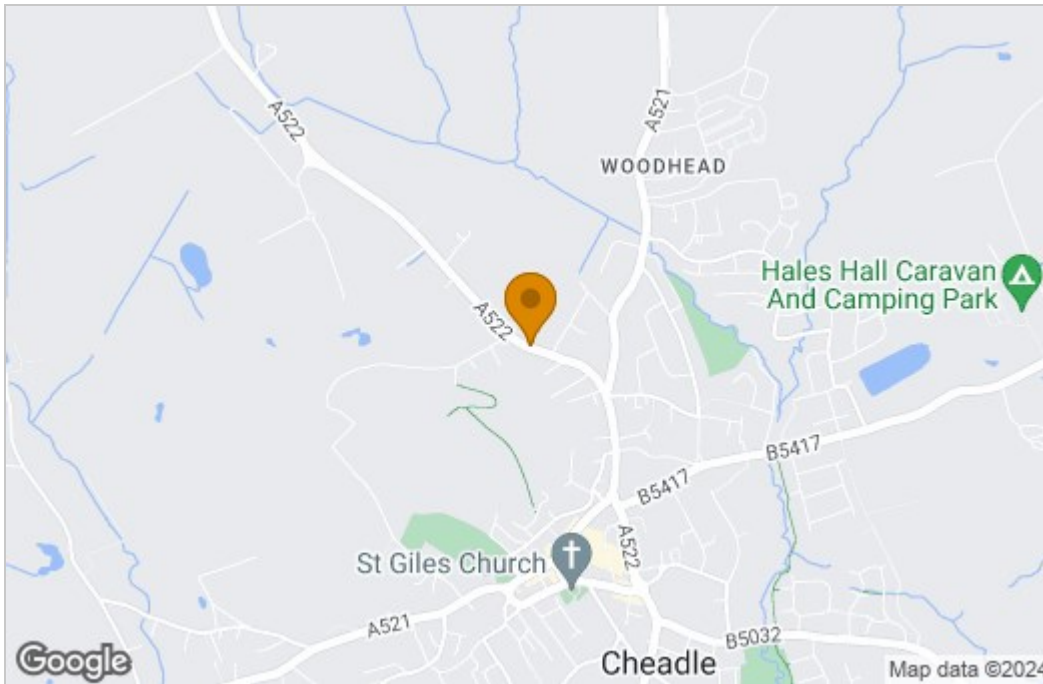
FINANCE

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.**

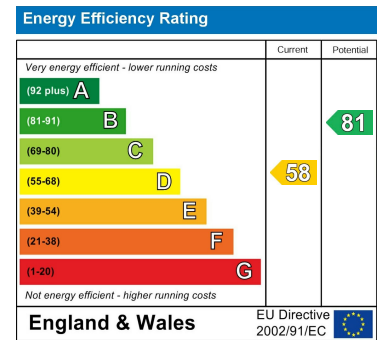
Floor Plan



Area Map



Energy Efficiency Graph



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