



2, Dryden Way, Cheadle, Stoke On Trent, ST10 1YE **Offers Around £329,000**

This substantial four bedroomed detached property is located on the edge of this established residential locality and enjoys a south facing rear elevation with open views. The property provides good sized family accommodation with three reception rooms and four bedrooms all with fitted wardrobes, together with an ensuite shower room to the main bedroom. The property has gas central heating, a CCTV security system and a combination of UPVc and sealed unit double glazing. It comprises Hall, Dining Room, Play Room/Study, Cloakroom with W.C., Lounge, Dining Kitchen and Utility Room. Stairs lead to a spacious first floor landing with access to the Bedrooms and the Family Bathroom. Outside a wide tarmac driveway affords parking space for two vehicles and access to the integral Garage. Side access to both sides lead to the terraced rear garden with patio area and steps to lawn with shrub borders and lower level with summer house, lawn and shrubs.

STORM CANOPY

With hardwood door to:-

RECEPTION HALL

With radiator and laminate flooring.

DINING ROOM 16'3" (max) x 8'3" (4.95m (max) x 2.51m)



With radiator, wood flooring and ceiling down lighting.

STUDY/PLAYROOM 13' (into bay) x 9'8" (3.96m (into bay) x 2.95m)



With carpet, radiator, bay window and television point.

LOUNGE 19' (into bay) x 10'10" (5.79m (into bay) x 3.30m)



With carpet, two radiators, box bay rear window with patio door to garden, limestone fireplace with coal effect electric fire, coving, television point and wall light points.

DINING KITCHEN 13'3" x 9'3" (4.04m x 2.82m)



With good range of base units and drawers, wall cupboards, inset ceramic sink unit, built in electric oven and gas hob with cooker hood over, integrated dishwasher, breakfast table, radiator, laminate flooring and ceiling down lighting.

UTILITY ROOM 9'3" x 5'3" (2.82m x 1.60m)



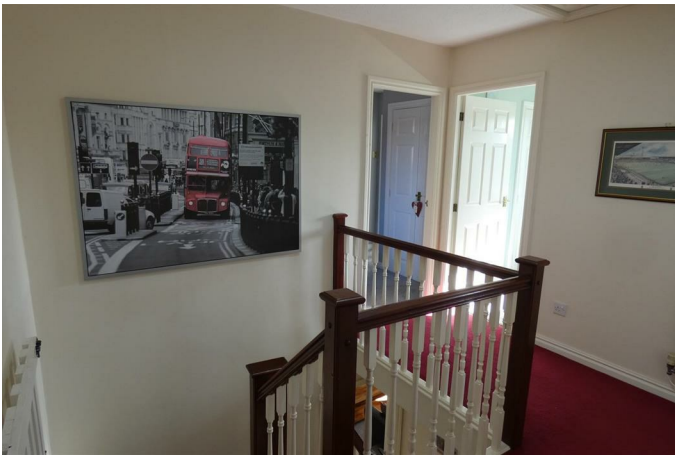
With UPVc external door, laminate flooring, stainless steel sink unit, base units and drawers, tall storage cupboards, part tiled walls, radiator and provision for washing machine.

CLOAKROOM 5'3" x 2'11" (1.60m x 0.89m)



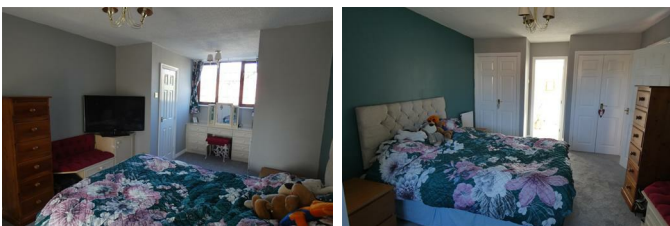
With laminate floor, radiator, wash hand basin and W.C.

A FEATURE STAIRCASE



Leads to a spacious landing with carpet, access to loft and airing cupboard with insulated cylinder.

BEDROOM 1 18'9" (max) x 10'11" (5.72m (max) x 3.33m)



With carpet, two radiators, built in dressing table, built in bench seat, two wardrobes and walk in storage cupboard.

ENSUITE SHOWER ROOM 8'6" x 4'11" (max) (2.59m x 1.50m (max))



With tiled floor, radiator, W.C wash hand basin on vanity unit, shaver point, ceiling down lighting and shower cubicle with power shower.

BEDROOM 2 11'7" (max) x 9'7" (3.53m (max) x 2.92m)



With radiator, carpet and built in wardrobe.

BEDROOM 3 10'3" x 7'9" (3.12m x 2.36m)



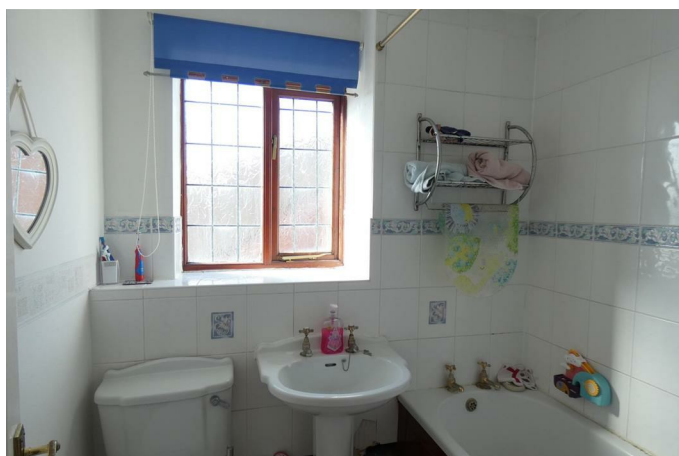
With carpet, radiator and twin built in wardrobes.

BEDROOM 4 8'3" x 6'9" (2.51m x 2.06m)



With carpet, radiator and built in wardrobe.

BATHROOM 6'6" x 5'5" (1.98m x 1.65m)



With tiled floor, white suite of bath, wash hand basin and W.C, power shower unit, ceiling down lighting, extractor fan and part tiled walls.

OUTSIDE



To the front is a wide tarmac driveway which affords parking for two vehicles and access to the integral Garage (17'2" x 7'8") with up and over door, side external door, electric trip box and wall mounted gas boiler. The front garden is laid to lawn with shrub borders. Gated access to both sides of the dwelling leads to the South facing terraced rear garden with paved area, lawn with shrub border and lower garden area with summerhouse, lawn area and shrubs.

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 E

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

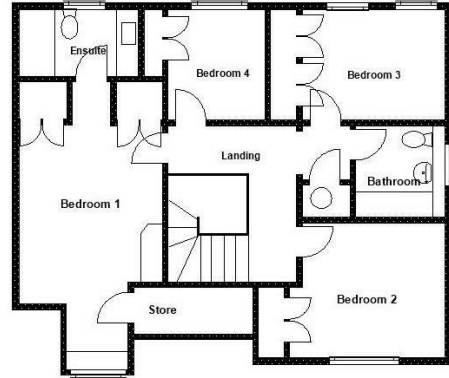
SERVICE

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 along with a BT telephone connection.

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.**

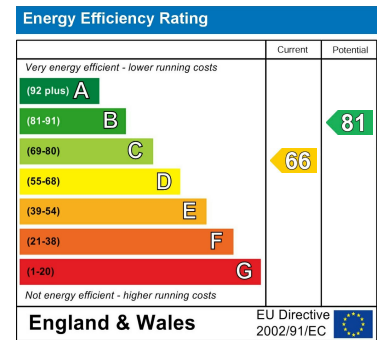
Floor Plan



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.

