



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Meadowcroft 51 Chapel Street, Stoke-On-Trent, ST2 9AT

Offers Over £349,950

Meadowcroft offers a rare and exciting opportunity to purchase this three bedroom traditional detached family home, sitting in approx one acre of spacious mature gardens having the advantage of further gardens laid to grass. Meadowcroft sits in a delightful plot at the end of a quiet cul-de-sac offering good sized family accommodation with tarmac driveway, double garage, established gardens and great potential to extend or put your own stamp on. An internal viewing comes recommended to fully appreciate the location and potential on offer.



Situation

Meadowcroft is located at the head of a cul-de-sac and good for commuting to the city centre and major commuting links.

Directions

From our Leek office, take the A53 Cheadle Road. Follow this road for approximately 6 miles until reaching Cellarhead traffic lights, at the traffic lights turn right onto Ash Bank Road. Continue along this road into Bucknall and turn right onto Chapel Street, continue along Chapel Street and at the fork bear left and follow this unmade road to it's extremity where Meadowcroft is situated on the right hand side.

Accommodation Comprises:

An entrance hall with door to the rear and front aspects and built in storage cupboards.

W.C

With a low level lavatory, wash hand basin and obscured window to the rear aspect.

Kitchen 12'0" x 8'0" (3.66 x 2.45)



The kitchen offers a range of base cupboards and drawers with worktops over, matching wall mounted cupboards, integrated dish washer, double oven, inset one and half bowl stainless steel sink, four ring electric hob, fully tiled walls, single radiator and window to the rear aspect.

Lounge 20'11" x 10'11" (6.38 x 3.35)



An open plan living room with feature bay window over looking the gardens, marble fireplace including a gas fire, two double radiators and pantry off.

Sitting Room 13'5" x 12'6" (4.09 x 3.83)



The sitting room offers a double glazed bay window to the front aspect, two single radiators and tiled fireplace including an open fire.

Hallway

With external door to the front aspect, obscured window, single radiator and stairs off.

Stairs to First Floor Landing

With double glazed window to the side aspect, loft access and single radiator.

Bedroom One 12'6" x 11'5" (3.83 x 3.49)



With a double glazed window to the front aspect, single radiator and a range of bedroom furniture.

Bathroom 6'5" x 5'6" (1.98 x 1.68)



The bathroom provides a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level lavatory, fully tiled walls, double glazed obscured window to the front aspect and double radiator.

Bedroom Two 9'3" x 9'1" (2.83 x 2.78)



Having a double glazed window to the side aspect, single radiator, built in airing cupboard housing a Worester boiler.

Bedroom Three 9'9" x 8'7" (2.99 x 2.64)



With double glazed window to the rear aspect and single radiator.

Adjoining Double Garage 24'0" x 15'3" (7.34 x 4.65)

With an 'up and over' door, concrete floor, inspection pit, windows and door to the side and rear aspects and cold water tap.

Externally



Externally, Meadowcroft benefits from a tarmacadam driveway with further gavelled parking area, adjoining mature gardens. The property boasts sizeable gardens including a greenhouse. The plot extends to 0.96 acres.



Land



Meadowcroft benefits from a parcel of land extending to 0.64 acres.



Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

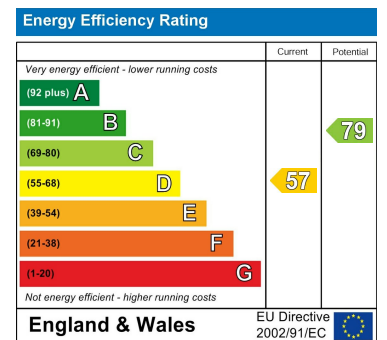
Plan



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>