



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



38 Rakeway Road

Cheadle, Stoke-On-Trent, ST10 1QH

Offers Over £415,000



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38 Rakeway Road

Cheadle, Stoke-On-Trent, ST10 1QH

An excellent opportunity to purchase this immaculately presented three bedroom detached property located in Cheadle. This traditional 1930's property has been extended to a high standard to create further living space and boasts good quality fixtures and fittings. The property benefits from a large detached garage/workshop providing ample storage and is also accessible from the rear of the property. A viewing is HIGHLY recommended!

Directions

Follow the A522 through Cheadle as if heading towards Tean. Turn left onto Mill Road and follow this road as it becomes Rakeway Road. The property is located on the right hand side and is identifiable by our 'For Sale' Board.

Situation

Located in the small market town of Cheadle in the Staffordshire Moorlands. Ideal for commuting to Staffordshire and Stoke-on-Trent as well as close to motorway links. Cheadle benefits from many local amenities such as schools, shops and public houses.

Covered Porch

With downlighters and power points. Cold water tap.

Entrance Hall

Staircase off, radiator, under stairs storage.

Lounge

13'1" x 12'0" (4.0 x 3.67)

Upvc double glazed bay window to front, Upvc double glazed window to side, two radiators, fireplace incorporating living flame gas fire, picture rail, cornicing.

Dining Room

13'1" x 13'0" (4.0 x 3.97)

Pair of patio doors on the rear garden, pair of double doors to kitchen, two radiators, fireplace incorporating open fire, Upvc double glazed window to side, picture rail, cornicing.





Kitchen

16'2" x 9'6" (4.95 x 2.90)
Excellent range of built units comprising matching base and wall units, plumbing for dishwasher, work surfaces over with inset one and a half bowl stainless steel sink unit, extractor fan, breakfast bar, Upvc double glazed window to rear, two double glazed Velux windows to side, column radiator.

Laundry Room

7'0" x 6'3" (2.15 x 1.93)
Work surfaces with plumbing for washing machine, space for tumble dryer, full height larder cupboard, radiator, external door to side, Upvc double glazed window to rear, tiled floor.



Shower Room

5'6" x 4'10" (1.68 x 1.49)
Corner shower cubicle incorporating Mira shower fitment, low level wc, pedestal wash hand basin, radiator, Upvc double glazed frosted windows to side and rear aspects.

Office/Craft Room

19'6" x 7'6" (5.95 x 2.30)
Upvc double glazed window to front, radiator. Range of built in matching base and wall cupboards with work surfaces, loft access. Built in store cupboard housing Baxi gas boiler.

First Floor Landing

Upvc double glazed frosted window to side.

Bedroom One

13'1" x 13'2" (4.0 x 4.03)
Upvc double glazed windows to side and rear aspects, radiator. Built in wardrobe with sliding doors.

Bedroom Two

13'1" x 12'0" (4.0 x 3.68)
Upvc double glazed windows to side and rear aspects, radiator.

Bedroom Three

9'0" x 7'7" (2.76 x 2.33)
Upvc double glazed window to front, radiator.



Bathroom 9'4" x 8'6" (2.87 x 2.60)

Newly fitted suite comprising stand alone bath, feature shower cubicle incorporating Grohe mixer shower with rain head fitment and hand held Douche, low level wc and wash hand basin in vanity unit with cupboards, two Upvc double glazed frosted windows to side and rear aspects, ceiling down lights with concealed inset lighting.

External

Front Aspect

Block paved driveway proving ample off road parking, lawned gardens with established trees and shrubs, access to rear elevation.

Rear Gardens

Formal rear gardens laid to lawns with mature trees and flower beds, ornamental pond, block paved patio with seating area, cold water tap and courtesy lighting. Aluminium framed Greenhouse. Timber Garden Shed.

Detached Garage/Workshop 24' x 16'6" (7.32m x 5.03m)

Electric roller shutter door, concrete floor incorporating inspection with lighting, internal cold water tap, Led lighting and power points.

Staircase leading to loft storage over.

Mains drains and water supply to the Garage/Workshop.

Further off road parking with gated access from Churnet Grove.

Services

We believe the property is connected to mains services.

Viewings

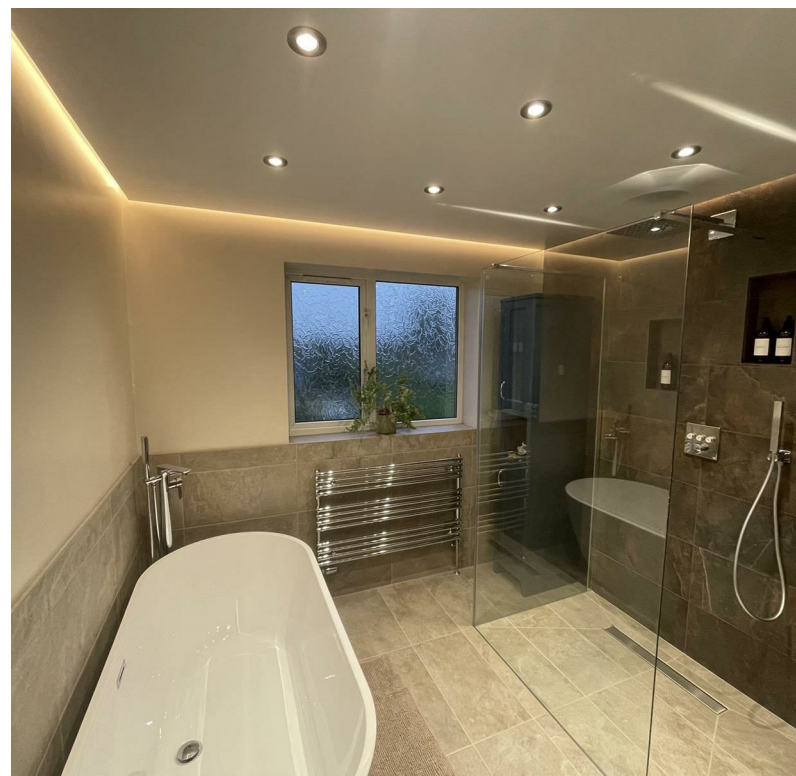
By prior arrangement through Graham Watkins & Co.

Tenure & Possession

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

Measurements

All measurements given are approximate and are 'maximum' measurements.





Local Authority

The local authority is Staffordshire Moorlands District Council to whom all enquiries of a planning or other relevant matters should be addressed.

Wayleaves & Easements

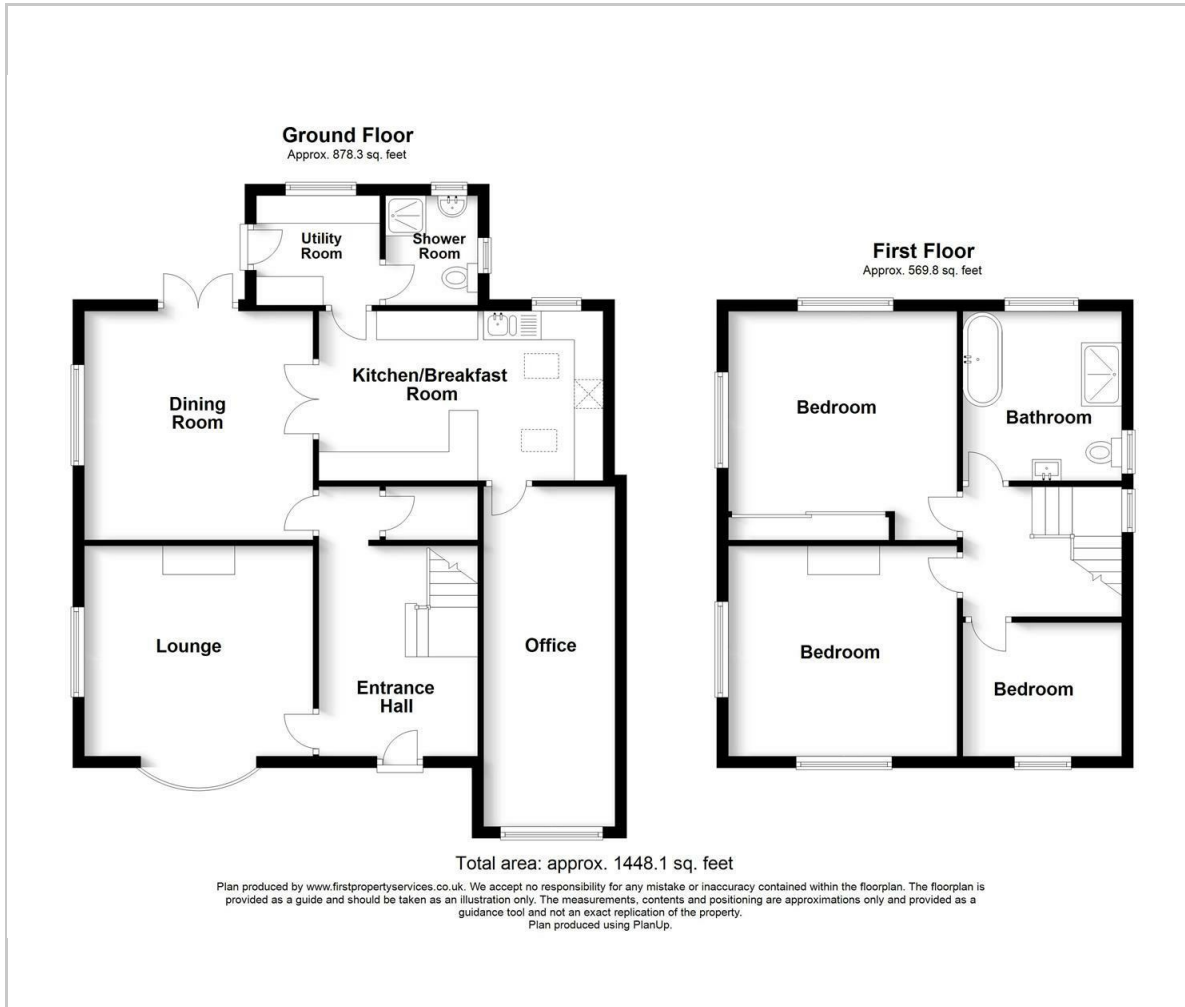
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Floor Plan



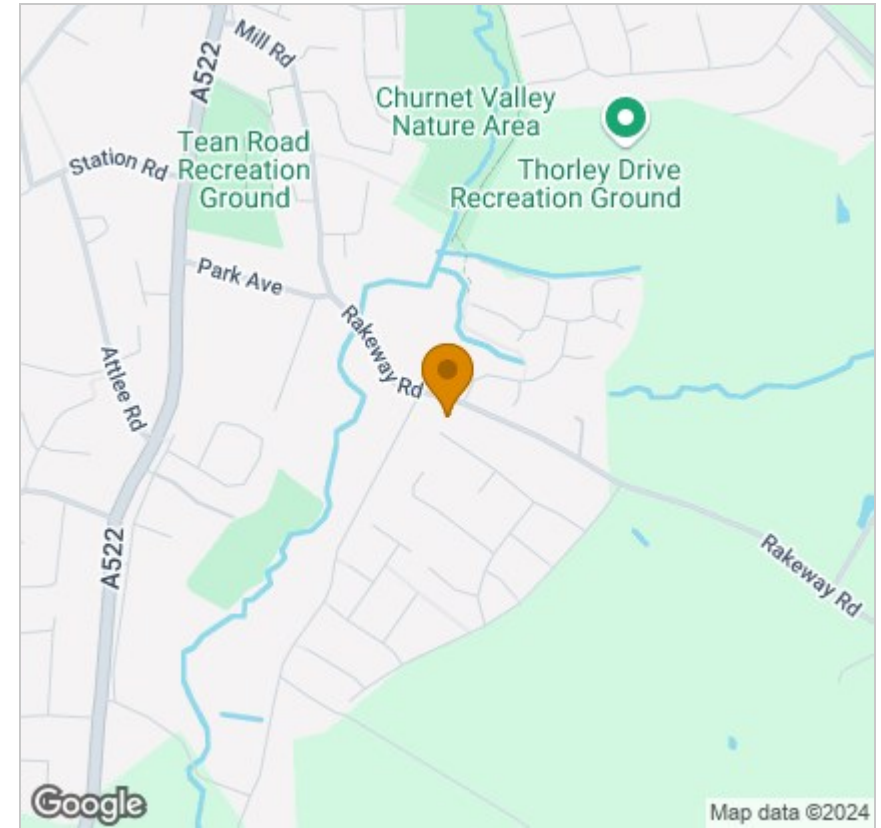
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

