



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



37 Plant Street, Stoke-On-Trent, ST10 1HH

Offers Over £145,000

Graham Watkins & Co are pleased to offer For Sale this deceptively spacious THREE bedroom mid terrace property, ideally located within walking distance of Cheadle town centre, Schools and amenities.

The property benefits from off road parking and garage to the rear, good for an Investor or 'growing family'.

The accommodation comprises living room, fully fitted dining kitchen, rear hall and bathroom offering a modern white suite.

To the first floor are three good sized bedrooms. This property has the added advantage of access to the rear providing off road parking and garage with yard area.

Viewing of this home is HIGHLY recommended.



Directions

From our Derby Street Leek office take the A520 Cheadle Road out of the town. Continue through Cheadle town centre and turn left into Plant Street where the property is situated on the left hand side identifiable by our For Sale board.

Situation

Close to Cheadle town centre offering many independent shops and amenities, walking distance to good local schools.

Living Room 14'8" x 11'11" (4.48 x 3.65)



UPVC double glazed window to front and exterior door, stairs, radiator.

Dining Kitchen 11'10" x 11'4" (3.63 x 3.46)



Base cupboards and drawers, including built in oven, worksurfaces, one and a half bowl sink unit, matching wall cupboards, extractor fan, UPVC double glazed window to rear, tiled floor, radiator.

Rear Hall

External door to side, tiled floor.

Bathroom 8'8" x 7'0" (2.66 x 2.14)



White suite comprising panelled bath with mixer shower off taps, low level W.C., radiator, wash hand basin in vanity unit, UPVC double glazed window to side, part tiled walls, tiled floor.

First Floor

Landing, radiator, loft access.

Bedroom One 12'0" x 11'3" (3.66 x 3.43)



UPVC double glazed window to front, radiator.

Bedroom Two 11'3" x 8'9" (3.43 x 2.69)



UPVC double glazed window to rear, radiator, overstairs store.

Bedroom Three 12'5" x 6'10" (3.79 x 2.10)



UPVC double glazed window to rear, radiator.

Rear



Yard area offering off road parking with double gated access.

Garage 13'9" x 7'6" (4.20 x 2.29)

Double doors, concrete floor, light and power.

Viewings

Strictly by prior arrangement through Graham Watkins & Co.

Measurements

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

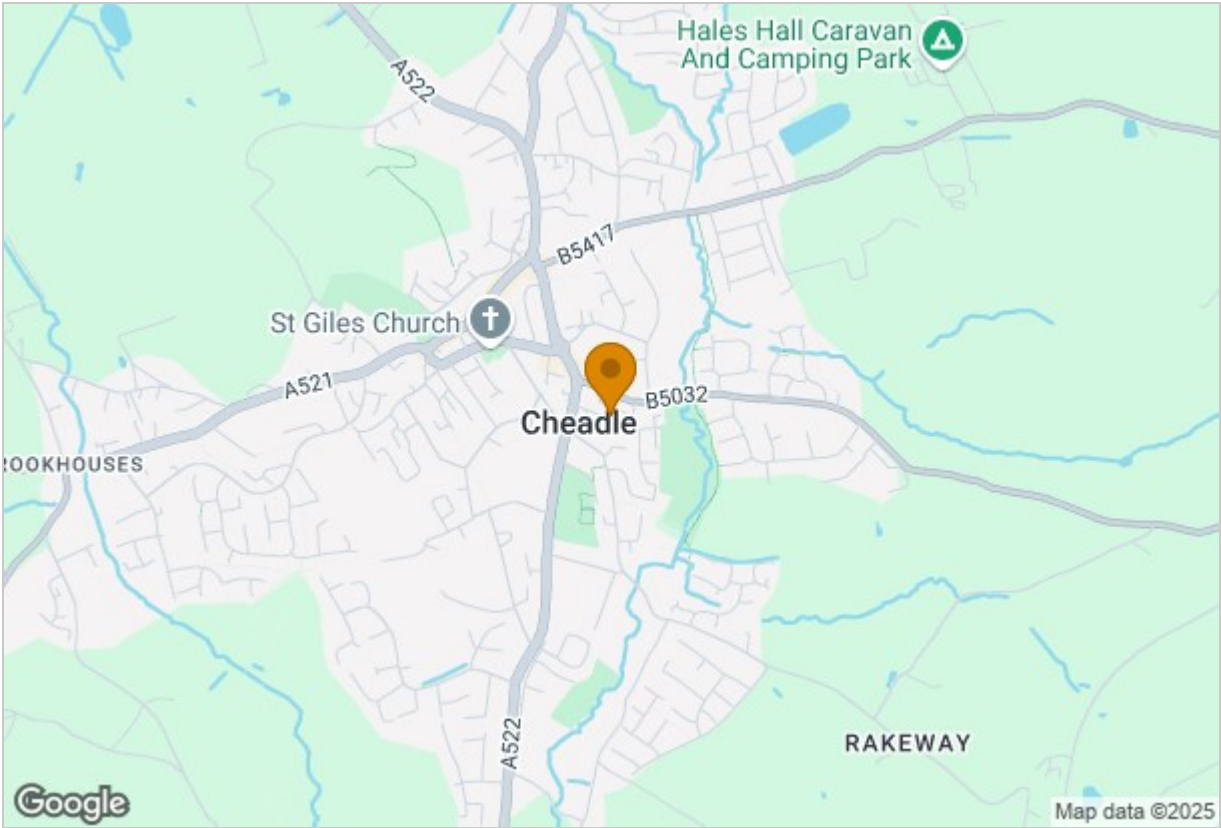
Tenure

The property is held freehold.

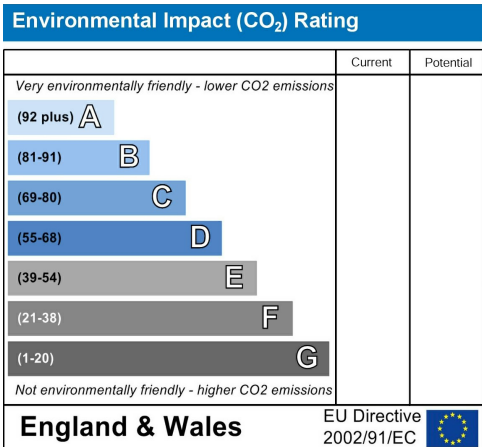
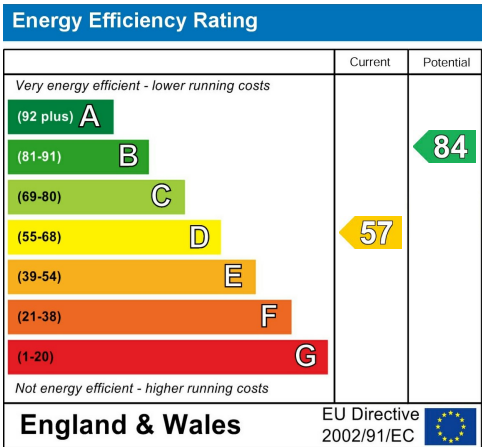
Please Note

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.