



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

**Augustus Way, Cheadle, Stoke On Trent, ST10 1FS**

**Offers in the  
region of  
£265,000**

\* THREE BEDROOM DETACHED HOUSE \* GREAT LOCATION

\* PERFECT FOR THE GROWING FAMILY

\* BEAUTIFULLY PRESENTED

\* VIEWING A MUST

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# Augustus Way, Cheadle, Stoke On Trent,

## ACCOMMODATION

### DESCRIPTION

What a beautiful property in the desirable area of Augustus Way, Cheadle, this stunning new build detached house offers a perfect blend of modern living and comfort. As you step inside, you will be greeted by a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The Accommodation comprises: Entrance hall, lounge, kitchen/diner and cloaks. To the first floor master bedroom with en suite and a further two bedrooms and a family bathroom.

The heart of the home is undoubtedly the impressive kitchen diner, which boasts contemporary fittings and ample space for family meals or gatherings with friends. This area is designed to be both functional and stylish, making it a joy to cook and dine in.

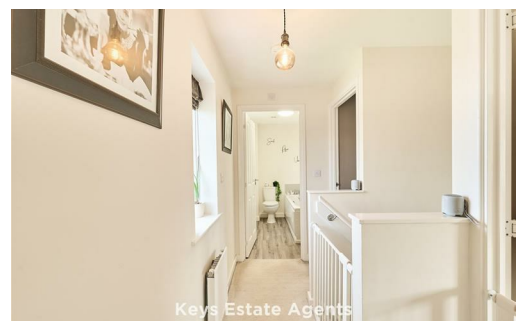
The property is ready to move into, allowing you to settle in without the hassle of renovations or repairs. Each room has been thoughtfully designed to maximise space and light, creating a warm and welcoming environment throughout.


Outside, you will find a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. This outdoor space provides a wonderful opportunity for gardening enthusiasts or simply a tranquil spot to unwind after a long day.


With its modern features and prime location, this detached house is an excellent choice for those seeking a new home in a vibrant community. Do not miss the chance to make this beautiful property your own.



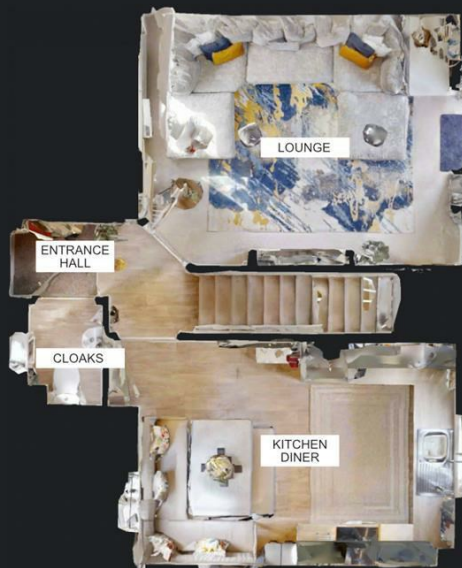
# Augustus Way, Cheadle, Stoke On Trent,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

## Augustus Way, Cheadle FLOOR PLAN



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