



Cherry Hill | Madeley | Cheshire | CW3 9NW

£170,000

IDEAL FAMILY HOME, POPULAR VILLAGE LOCATION, NO UPWARD CHAIN.

This deceptively spacious, three bedroom semi detached family home occupies a pleasant corner plot position within the popular and sought after Madeley Village. The property is conveniently situated close to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Gas central heating, upvc double glazing, driveway providing off road parking, patio area and an attractive feature gravel garden with well stocked mature shrub borders. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door to the front elevation and staircase leading to the first floor.

LOUNGE

16' 11" x 12' 11" (max) (5.16m x 3.94m) Coal effect gas fire with feature hearth and surround, radiator, coving to the ceiling, upvc double glazed window to the front elevation and upvc double glazed bay window to the side elevation.

DINING ROOM

11' x 8' 6" (3.35m x 2.59m) Radiator, coving to the ceiling, upvc double glazed windows to the front and side elevations.

KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset sink and single drainer with mixer tap. Electric cooker point, plumbing for a washing machine, radiator, tiled floor, under stairs storage cupboard, upvc double glazed entrance door and windows to the side elevation.

FIRST FLOOR LANDING

Loft access, airing cupboard and built in storage cupboard.

MASTER BEDROOM

11' 3" x 10' 10" (3.43m x 3.3m) Coving to the ceiling, radiator, upvc double glazed windows to the front and side elevations.

BEDROOM TWO

11' 8" x 8' 6" (3.56m x 2.59m) Radiator, upvc double glazed windows to the front and side elevations and walk-in storage area with upvc double glazed window to the front elevation.

BEDROOM THREE

8' 7" x 8' 3" (2.62m x 2.51m) Radiator and upvc double glazed window to the side elevation.

BATHROOM

Fitted with a white four piece suite comprising, panelled bath, shower cubicle with wall mounted electric shower, vanity wash hand basin and low level w/c. Radiator, tiled walls and upvc double glazed windows to the side elevation.

EXTERIOR

The property is situated on a spacious corner plot with a driveway providing off road parking, paved patio with two useful brick built storage sheds and an attractive feature gravel garden with well stocked borders incorporating various mature plants and shrubs.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).
42/60/31

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates).



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements