

# Austerberry<sup>TM</sup>

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Estate Agents

Letting and Management Specialists



3 Masfield Close, Cheadle, Stoke-On-Trent, ST10 1JS

£245,000



- Great Location And Beautiful Garden
- Impressive Accommodation
- Large Conservatory
- GF Cloaks/Wc
- Two Car Driveway
- Open Plan Living Area
- Utility Room And Potential Playroom
- Modern Bathroom

## IMPRESSIVE OPEN PLAN ACCOMMODATION AND BEAUTIFUL GARDEN!

3 Masfield Close is within walking distance of the market town of Cheadle and this semi-detached house has a plain appearance which conceals an incredibly impressive interior and garden to the rear!

The house has UPVC double glazing throughout as well as gas central heating from a combi boiler in the utility room, an open plan living area featuring lounge and kitchen and double doors leading into a huge conservatory from which there are views over the garden.

Clever use of the garage has resulted in a very useable potential playroom and from this a door leads into a well equipped utility room from which double doors lead into the garden.

On the first floor you will find three family sized bedrooms as well as an up to the minute bathroom complete with a rain head shower over the bath.

Externally the house offers a two car paved driveway at the front and truly impressive patio areas at the rear on two levels with artificial grass and concealed lighting as well as a large lawned garden with mature hedges and trees.

See our online virtual tour and for more information call or e-mail us.





## GROUND FLOOR

### PORCH

UPVC double glazed windows and double doors. Fitted mat.

### ENTRANCE HALL

UPVC double glazed front door and windows. Radiator. Laminate flooring. Stairs leading to the first floor.

### CLOAKROOM/WC

4'11 x 2'5 (1.50m x 0.74m)

Laminate flooring. UPVC double glazed window. White low level wc and circular wash basin within a fitted unit.

### OPEN PLAN LIVING AREA

23'7 max x 16'4 max, 7'1 min (7.19m max x 4.98m max, 2.16m min)

An impressive space incorporating both lounge and kitchen areas.

### KITCHEN

Range of white wall cupboards and base units with a slot in gas cooker and cooker hood. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted black venetian blinds. Spotlights. Breakfast bar. Door into the garage and utility room. Open archway into the...

### LOUNGE

Laminate flooring. UPVC double glazed double doors lead into the...

### CONSERVATORY

12'1 x 11'2 (3.68m x 3.40m)

Laminate flooring. Two radiators. UPVC double glazed windows and double doors leading into the garden, all with fitted blinds.

## FIRST FLOOR

### LANDING

Panelled walls. Wood laminate flooring. Access to the loft.

## BEDROOM ONE

11'8 x 10'0 (3.56m x 3.05m)

Wood laminate flooring. Radiator. UPVC double glazed window with fitted blind.

## BEDROOM TWO

11'0 x 8'1 (3.35m x 2.46m)

Wood laminate flooring. Radiator. UPVC double glazed window with fitted blind.

## BEDROOM THREE

8'0 x 7'10 to rear of wardrobes (2.44m x 2.39m to rear of wardrobes)

Wood laminate flooring. Radiator. UPVC double glazed window with fitted blind.

N.B. This room is currently used as a dressing room.

## BATHROOM/WC

5'11 x 5'4 (1.80m x 1.63m)

Tiled floor and walls. Modern white suite featuring a shower screen and black rain head shower to the bath with black fittings, wash basin in a vanity unit and a low level wc. UPVC double glazed window with fitted blind. Black centrally heated towel rail.

## OUTSIDE

To the rear of the house is a large and charming garden featuring raised patios on two levels with artificial grass, lighting and steps leading down to a lawned garden with mature trees, shrubs and hedging.

There is a two car paved driveway to the front of the house and a...

## DETACHED GARAGE

14'8 x 9'0 (4.47m x 2.74m)

Plastered. Double radiator. Shelving.

Used as a very useful room with doors on the front, door from the kitchen and a door into the...

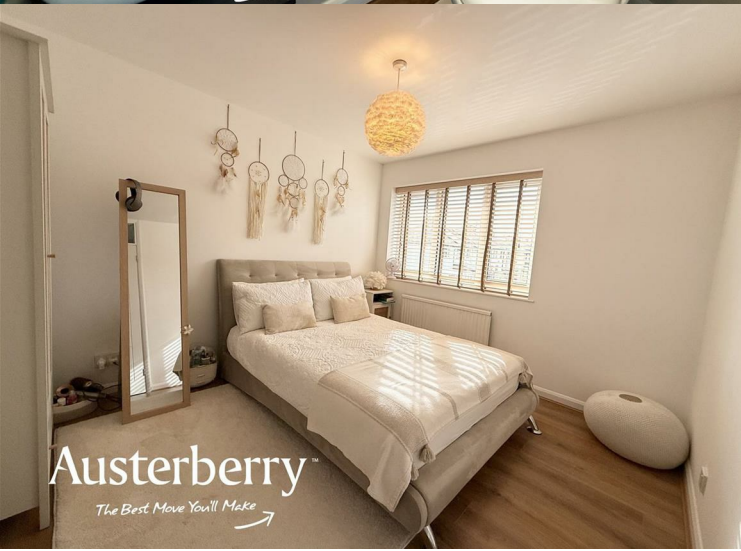
## UTILITY ROOM


9'3 x 6'2 (2.82m x 1.88m)

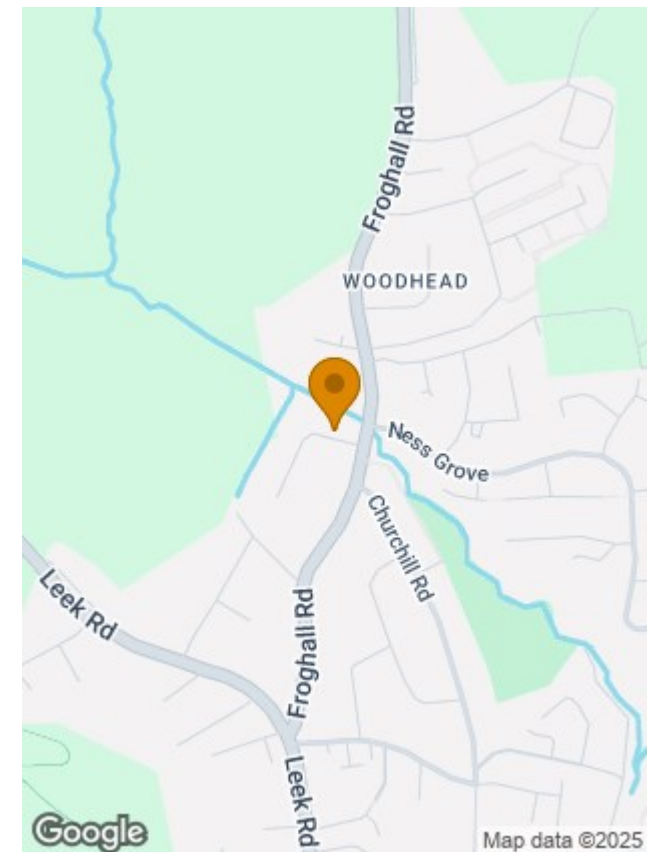
Vinyl flooring. Wall cupboards, base units and worktops. Plumbing for washing machine. Single drainer stainless steel sink unit. Main gas combi boiler. UPVC double glazed double doors leading into the garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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