



41 Cheltenham Avenue Cheadle, Stoke-On-Trent, ST10 1UP

Modern Three-Bedroom Detached Home with Garage and Spacious Garden

This stunning brand-new three-bedroom detached house, offers a contemporary living with ample space and stylish features throughout.

The property opens with a welcoming entrance hallway that provides access to all main areas, including an integral garage, perfect for storage or secure parking. The spacious lounge is bright and inviting, ideal for relaxation or entertaining. A modern fitted kitchen offers high-quality units and ample work surfaces. Completing the ground floor is a downstairs WC, providing added convenience.

Upstairs, the home features a landing area with built-in storage. The master bedroom is generously sized with dual-aspect windows, allowing plenty of natural light, and benefits from a luxury en-suite shower room. There are two further well-proportioned bedrooms, offering versatility for family, guests, or a home office. A stylish family bathroom with a three-piece suite, including a bath, shower, toilet, and washbasin, serves the

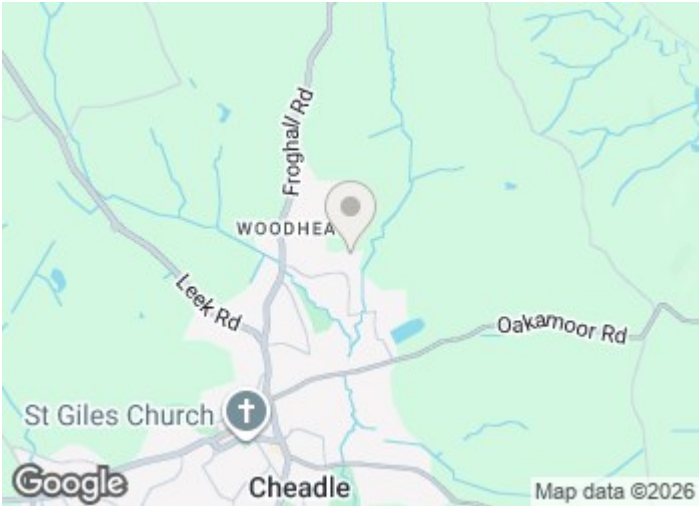
£1,250 PCM

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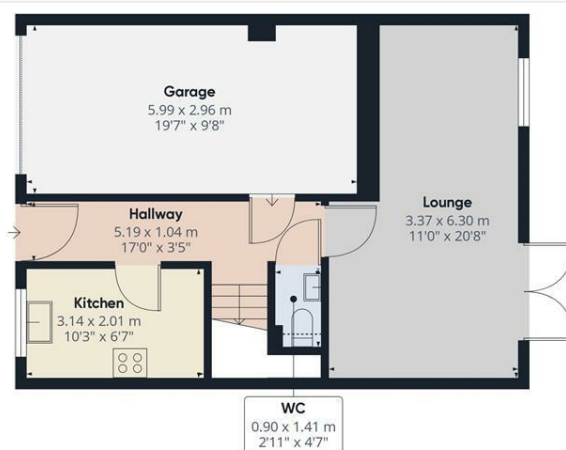
- Three-bedroom detached home with modern design.
- Spacious lounge, perfect for relaxing or entertaining.
- Master bedroom with dual-aspect windows and en-suite shower room.
- Off-road parking for two vehicles and a large rear garden.
- Entrance hallway providing access to all main areas.
- Modern fitted kitchen with high-quality units and dining space.
- Two further good-sized bedrooms offering versatility.
- Integral garage with internal access for storage or secure parking.
- Downstairs WC for added convenience.
- Family bathroom with a stylish three-piece suite.



Directions



Floor Plan



Floor 0



Floor 1

Approximate total area⁽¹⁰⁾94.06 m²1012.45 ft²

Reduced headroom

0.16 m² 1.74 ft^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard

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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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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		82	94
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

