



# The Laurels Mallory Way Cheadle



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## The Laurels Mallory Way

Cheadle  
Staffordshire  
ST10 1DA

- \* A two bedroom semi-detached bungalow situated within this pleasant and popular residential area and within walking distance of Cheadle Town Centre.
- \* Having gas central heating and Upvc double glazing
- \* The accommodation briefly comprises of Kitchen, Living Room, Inner Hallway, Two Bedrooms and Bathroom.
- \* Externally there is a driveway providing off road parking, single detached garage and front and rear gardens laid mainly to lawn.
- \* An ideal retirement bungalow.
- \* The property is offered For Sale with no upward chain involved.



Offers In Excess Of £164,995



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Leek - 01538 383344



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## General Information

### **Kitchen 11'3" x 8'5" (3.43 x 2.57)**

Having a range of wall and base kitchen units and drawers with work surfaces over and stainless steel sink and drainer unit. Tiled splash backs. Plumbing for an automatic washing machine, space for appliances and cooker point. UPVC double glazed windows to the front and side aspect.

### **Lounge 18'6" x 11'10" (5.66 x 3.63)**

Feature fireplace with coal effect gas fire. Radiators. UPVC double glazed window to the front.

### **Inner hallway**

Storage cupboard off. Doors lead into the two bedrooms and bathroom.



### **Bedroom one 11'8" x 9'3" (3.56 x 2.82)**

Radiator. UPVC double glazed window to the rear.

### **Bedroom two 10'0" x 7'3" (3.05 x 2.21)**

Radiator. UPVC double glazed window to the rear.

### **Bathroom**

Suite comprising bath with shower over, pedestal wash hand basin and low level W.C. UPVC double glazed obscured

### **Outside**

Gardens to the front and rear. Driveway leading down the siding of the property and providing off road parking. Detached garage to the rear.



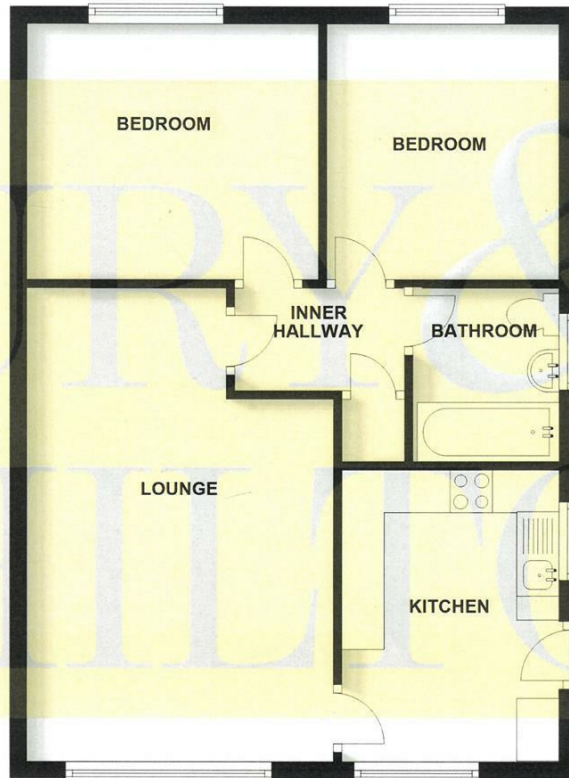
### **Broadband Connectivity**

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### **Fixtures and Fittings**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## GROUND FLOOR



TOTAL AREA: APPROX 57.14 SQ. METRES (615 SQ. FEET)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

### Method of Sale

The property is offered for sale by private treaty.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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