

Mercian Way

Cheadle, Stoke-on-Trent, ST10 1FT

John German





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Offers in region of £283,000

Beautifully presented and improved modern detached home occupying a delightful position, situated at the head of the cul-de-sac on the edge of the popular town.



John C. Man

Whether looking to move up or down the property ladder, internal inspection of this hugely impressive detached home is absolutely essential to appreciate its immaculate condition, improvements made by the current owners both inside and out, and its exact position at the head of the cul-de-sac.

Built in 2021 by Keepmoat Homes, the property is situated on the edge of the popular town, yet still within easy reach of its wide range of amenities including several supermarkets and independent shops, public houses and eateries, schools including the highly regarded Painsley Catholic College, sports facilities and recreational ground.

Accommodation: A composite and part obscured double glazed entrance door opens to the welcoming hallway providing an impressive introduction to the home, and an immediate feel of what is to come. Stairs rise to the first floor and doors lead to the well planned ground floor accommodation and the fitted guest cloakroom/WC.

The dual aspect lounge including a deep walk-in bay window extends to the depth of the home, also having a useful understairs cupboard.

The lovely dining kitchen also extends to the depth of the property, immersed in natural light provided by the dual aspect windows and French doors which open to the garden. There is a range of base and eye level units with fitted worktops and an inset sink unit set below one of the windows, a fitted electric hob with a stainless steel splashback and extractor hood over, plus an electric oven under, and integrated appliances including a dishwasher, washing machine and fridge freezer. To the first floor the landing has a window providing natural light, and doors leading to the three bedrooms, two of which can accommodate a double bed, plus a fitted family bathroom which has a white suite. The master bedroom benefits from an ensuite shower room, also having a white suite incorporating a double shower cubicle with a shower over.

Outside: Adjacent to the French doors in the dining kitchen is a lovely extended paved patio providing a delightful seating and entertaining area with a raised well stocked border, garden laid to lawn and a lovely summer house and space for sheds. A gate opens to the landscaped garden which has a well stocked border and additional gravelled seating. A double width gated tarmac driveway provides off road parking for several cars.

Agents notes:

- There is a small annual charge for the maintenance of the communal areas on the development.
- Outline planning permission for a development on the neighbouring fields is open until 2027.

What3Words: Heels.Cools.Composer

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

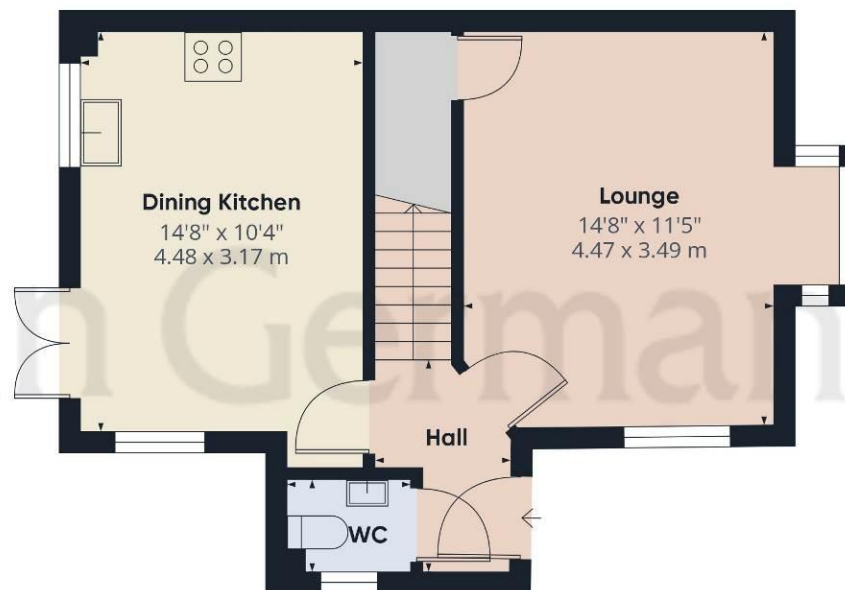
Our Ref: JGA15072025

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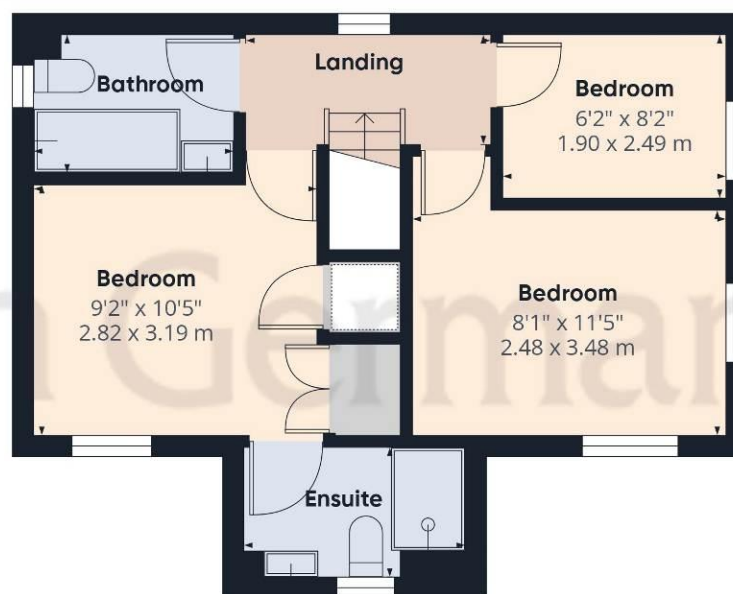


Ground Floor

Approximate total area⁽¹⁾

789 ft²

73.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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