Plant Street

Stoke-on-Trent, ST10 1HH





Beautifully presented & improved modern 2 bedroom end terraced home located in the heart of Cheadle.

£165,000

John German

Charming 2-Bedroom End-Terrace Home with Stylish Features
This well-presented two-bedroom end-terrace property offers a practical and inviting layout, combining modern features with comfortable living spaces. The property benefits from on-street parking and a private rear courtyard garden, providing an ideal outdoor space for relaxing or entertaining. An ideal home for first-time buyers, couples or anyone looking for a well-equipped property with modern touches and a practical layout.

Ground Floor
Upon entering, you are welcomed into the entrance hall with useful under-stairs storage. Then leading through to the cosy living room. The living room features an electric Bluetooth-enabled fire, creating a cosy focal point.
To the rear of the property is the kitchen diner, providing a great space for everyday living and entertaining. The kitchen is fitted with a built-in oven, extractor fan and under-counter fridge, while integrated ceiling speakers add to the entertaining experience. The kitchen diner leads conveniently into the utility room, offering additional practical storage and workspace.

First Floor
Upstairs, there are two bedrooms. The main bedroom benefits from built-in wardrobes with integrated lighting, providing excellent storage while making the most of the available space.
The second bedroom is a comfortable single bedroom, ideal as a child's bedroom, guest room or home office.
The property also benefits from a modern bathroom suite within the second bedroom, featuring a demisting illuminated mirror and ceiling speakers, adding a touch of luxury and convenience.

Outside
To the rear is a courtyard-style garden, offering a low-maintenance outdoor space perfect for enjoying a morning coffee, relaxing or entertaining guests. The property also benefits from on-street parking.

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: Traditional
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/24082026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




NOBODY GETS OUT SOBER
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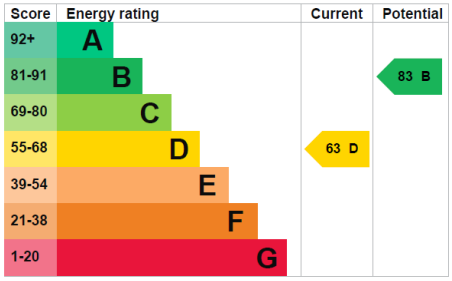

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Agents' Notes

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.

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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.

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