



- **Modern Two Bed Semi**
- **Modern Kitchen and Bathroom**
- **Parking and Garden**
- **Gas Central Heated and Double Glazed**
- **EPC Band C Rating 75 Council Tax B**
- **Ask an adviser for further details**



22 Ashbourne Road, Cheadle
Stoke-On-Trent, ST10 1HQ

£185,000

Description

A modern two bedroom semi-detached property situated close to Cheadle town Centre. The property benefits from gas central heating and double glazing, front garden and parking. Accommodation comprises hallway, living room, kitchen, utility and WC at ground floor level with two bedrooms and the bathroom to the first floor. To the frontage is low maintenance patio garden with access to gravel parking space. At the rear is a small enclosed yard with side pedestrian access.

Ground Floor

Hallway

PVCu door to front, carpeted floor, radiator.

Living Room 15' 3" x 13' 5" (4.65m x 4.10m)

With carpeted floor, radiator, Power Point, aerial point. Telephone point.

Kitchen/Diner 10' 8" x 8' 4" (3.24m x 2.54m)

Modern fitted kitchen with light oak wall and base units granite effect surfaces over. Part tiled walls and wood effect vinyl floor. Includes radiator, Power Point, integrated cooker hob and extractor hood.

Utility room 5' 9" x 6' 5" (1.76m x 1.95m)

With wood effect flooring, power points, washer point, radiator and PVCu door to rear.

WC 5' 5" x 5' 5" (1.66m x 1.66m)

Modern suite in white including pedestal basin and WC. Part tiled walls and wood effect vinyl floor. Includes extractor fan.

First Floor

Landing

With carpeted floor, stairs off, Power Point.

Bedroom 1 9' 3" x 13' 5" (2.83m x 4.08m)

With carpeted floor, radiator, Power Point.

Bedroom 2 8' 6" x 9' 1" (2.58m x 2.77m)

With carpeted floor, radiator, Power Point.

Bathroom 8' 2" x 5' 6" (2.49m x 1.68m)

Modern fitted bathroom suite in white with pedestal basin, WC, paneled bath with electric shower over. Majority tiled walls and wood effect vinyl floor. Includes radiator and extractor fan.

Outside

To the frontage is a fenced and paved forecourt/sun terrace with access to off road parking. At the rear is an enclosed yard with pedestrian access.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Energy performance certificate (EPC)

22 ASHBOURNE ROAD CHEADLE ST10 1HQ	Energy rating C	Valid until: 14 November 2030	R 4830-9429-0009-0752-1202
		Certificate number:	

Property type Semi-detached house

Total floor area 71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)