

Shelley Drive, Cheadle, Staffordshire, ST10 1XR  
Offers Over £274,000





**\*\* THREE BEDROOM DETACHED FAMILY HOME \*\* INTEGRAL GARAGE \*\*  
ENCLOSED GARDENS \*\* CORNER PLOT \*\***

Ideally situated within close proximity to Cheadle Town Centre, its local schools, shops and amenities. Having off road parking, an integral garage and gardens to the front, side and rear, the property is an ideal family home!

In brief, the property comprises entrance porch, lounge diner, hallway, kitchen, downstairs WC and integral garage to the ground floor, and master bedroom with ensuite, two further bedrooms and a family bathroom to the first floor.



## Entrance Porch

Door leading out onto the front, double glazed window.

## Lounge Diner

Two double glazed windows to the front elevation and one to the side, electric feature fireplace with hearth and mantle, two central heating radiators, sliding UPVC double glazed doors leading out into the garden, three main feature lights.

## Internal Hallway

Stairs leading up to the first floor, central radiator, smoke alarm, access to kitchen, WC, living room and garage.

## Kitchen

Base and eye level units with complimentary worktops, Double glazed window to the side elevation, door leading out into the garden, built in cooker with induction hob and extractor above, stainless steel sink with draining board, central heating radiator, thermostat, space for under counter fridge, breakfast bar.

## Downstairs WC

WC, sink and double glazed window to the rear elevation.

## Landing

Staircase leading up from the ground floor, central heating radiator, loft access, window to the rear elevation, access to the airing cupboard housing the hot water tank.



## Master Bedroom

Central heating radiator, double glazed windows to the front and side elevations, built in four door wardrobes, access to the ensuite.

## Ensuite

Tiled floor and partially tiled walls, single corner shower cubicle, sink, WC, central heating radiator and double glazed window to the front elevation.







### Bedroom Two

Built in four door wardrobes with cupboards above and centre dressing table, double glazed window to the front elevation, central heating radiator, spot lighting and main feature light.

### Bedroom Three

Double glazed window to side elevation, central heating radiator.

### Bathroom

Tiled floor, partially tiled walls, double glazed frosted window to the rear elevation, central heating radiator, WC, sink and bath with handheld shower, extractor fan and spot lighting.

### Integral Garage

Up and over door, rear door leading out into the garden, space and plumbing for washing machine, tumble dryer and fridge, housing the boiler, lighting and electrics, door leading into the internal hallway.

### Garden

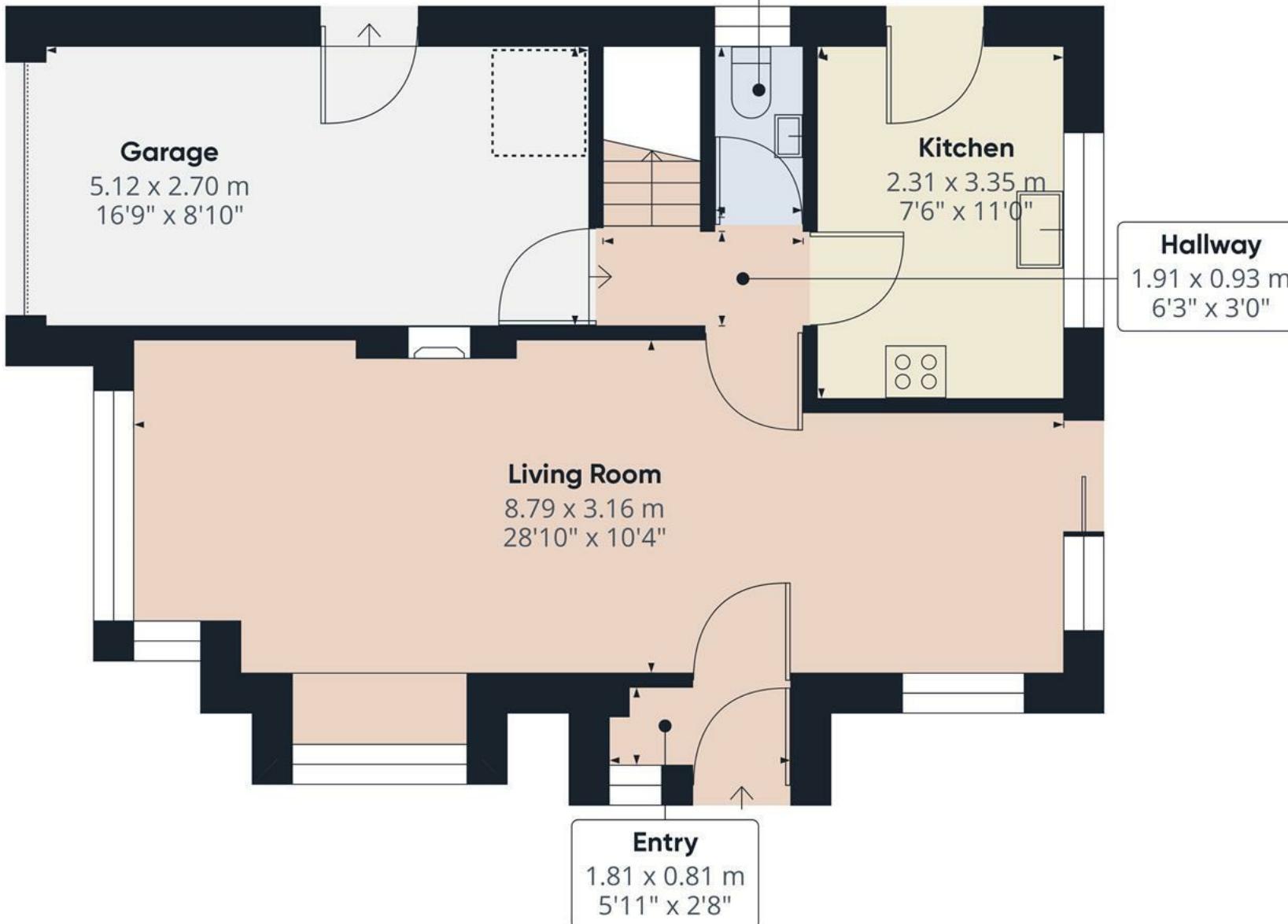
The front garden is mainly laid to lawn with paving surrounding the property, slate borders and mature trees, hedging and shrubs. Off road parking providing access to the integral garage.

The enclosed garden is set to the side elevation, with patio surrounding the property and steps leading up to the lawned area. The garden is enclosed by fencing and brick wall, with mature bushes, trees and shrubs. Outside water tap and access via gate to the front and also along the back of the property to the driveway.









### Approximate total area<sup>(1)</sup>

56.56 m<sup>2</sup>  
608.81 ft<sup>2</sup>

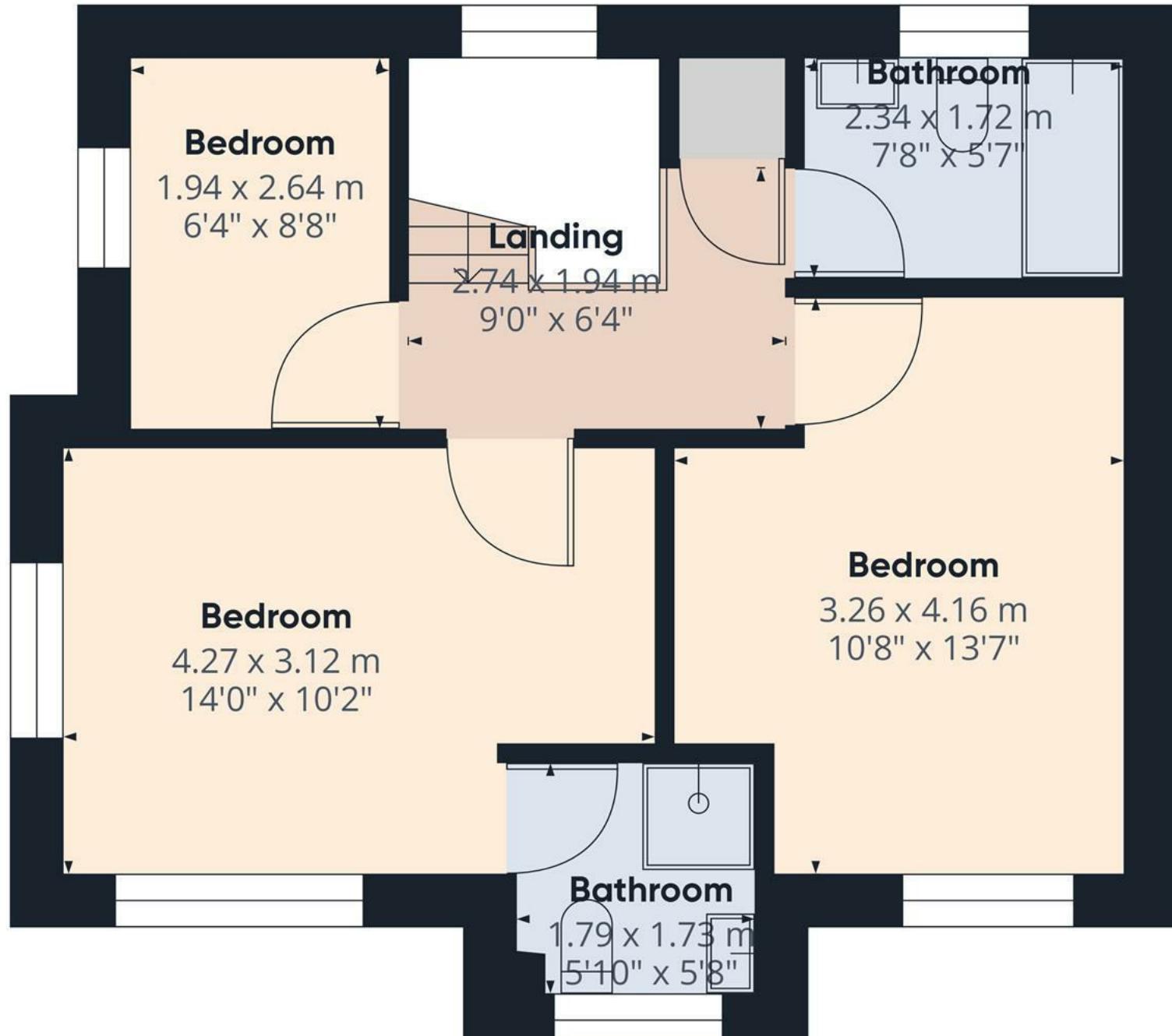
**Reduced headroom**

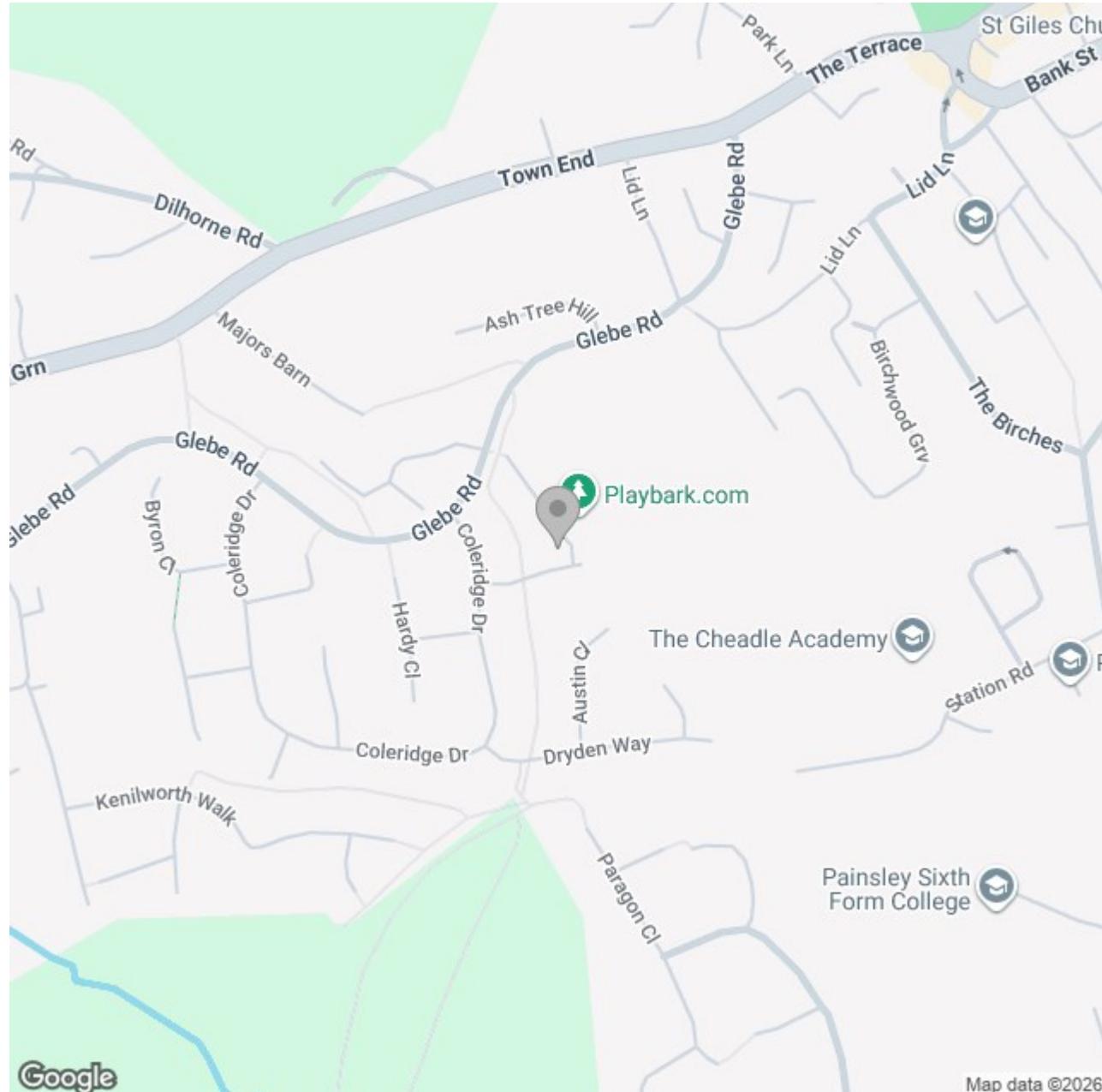
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	