



3 Litley Drive, Cheadle, Stoke-On-Trent, ST10 1Nj

Offers In The Region Of £175,000

- Selling with NO CHAIN!
- Two bedrooms
- Opportunity to add value
- Link detached bungalow in a cul-de-sac location
- Sitting room and conservatory
- Situated on a corner plot
- Garage and private driveway

3 Litley Drive, Stoke-On-Trent ST10 1NJ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this link detached bungalow, presenting a wonderful opportunity for those seeking a peaceful retreat. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking to downsize without compromising on comfort.

The bungalow boasts a spacious reception room that welcomes you with natural light, creating a warm and inviting atmosphere. The addition of a conservatory further enhances the living space, providing a perfect spot to relax and enjoy the surrounding views of the garden.

Set on a corner plot, this home offers potential for further enhancement, allowing you to add your personal touch and increase its value. The peaceful location ensures a sense of community while still being conveniently close to local amenities and transport links.



Council Tax Band: C



Hall

10'2" x 3'1"

UPVC double glazed door to the side aspect, loft hatch, storage cupboard.

Sitting Room

16'7" x 10'4"

Wood glazed door to the rear, UPVC double glazed window to the rear, electric storage heater, electric fire, marble hearth, stone surround.

Conservatory

10'4" x 10'2"

UPVC double glazed construction, polycarbonate roof, door to the side aspect, tiled floor.

Kitchen

11'6" x 7'0"

UPVC double glazed window to the rear, units to the base and eye level, Hotpoint electric hob, Hotpoint electric fan assisted oven, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, airing cupboard housing the hot water tank.

Shower Room

5'10" x 5'2"

UPVC double glazed window to the side aspect, shower enclosure, electric Tritan shower, vanity wash hand basin, chrome taps, concealed cistern low level WC, inset ceiling spotlights, extractor fan, fully tiled, heated towel rail.

Bedroom One

11'5" x 10'2"

UPVC double glazed window to the frontage, fitted wardrobes, dressing table, bedside tables, electric storage heater.

Bedroom Two

11'6" x 7'11"

UPVC double glazed window to the frontage, electric storage heater.

Externally

To the frontage, block paved driveway, car port, garage, wall boundary.

To the rear, paved patio, area laid to lawn, hedge and wall boundary, two greenhouses.

To the side aspect, wall boundary, well stocked borders.

Garage

16'9" x 7'9"

Metal up-and-over door, wood glazed window to the rear, wood pedestrian door to the side aspect, power and light.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining

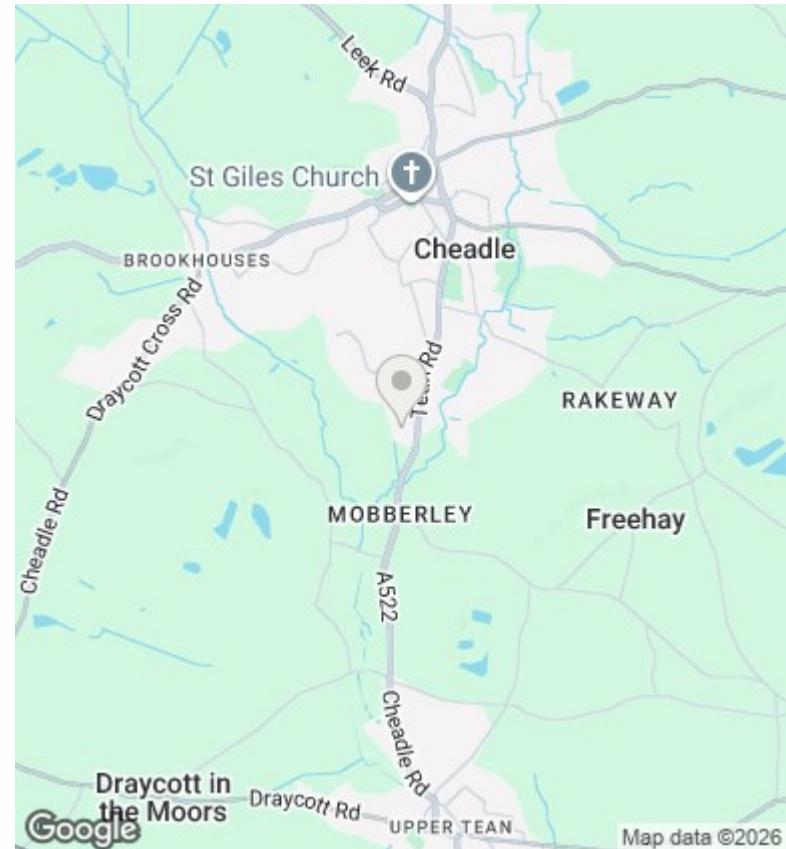
relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and Whittaker & Biggs Group Ltd. accept no responsibility and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

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