

## 6 Sandpiper Close Cheadle, Stoke-On-Trent, ST10 1LN

ABODE are pleased to offer this modern two bedroom semi-detached house situated in Cheadle which has great local road links.

This is a rare opportunity to secure an immaculate home in a much sought after location which offers superb local amenities including schooling and leisure activities.

In brief, the accommodation provides - Fully fitted kitchen with a great selection of wall and base units. Large living area and a downstairs cloakroom/utility.

The first floor provides two double bedrooms. These rooms are serviced by the main family bathroom.

To the frontage there is off road parking for two vehicles.

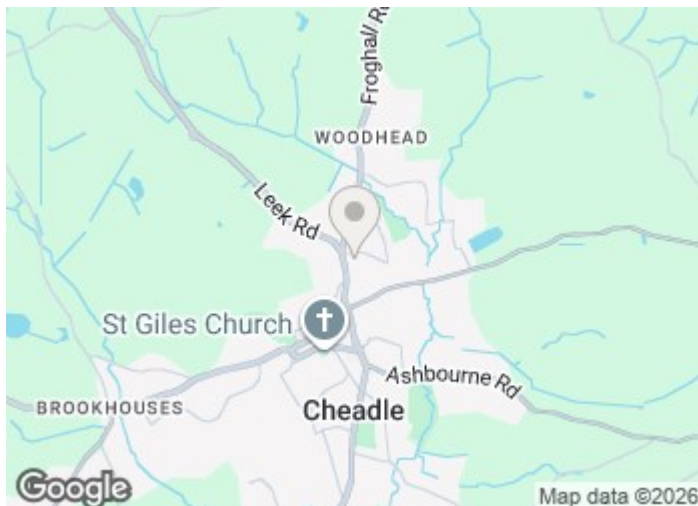
£200,000

## 6 Sandpiper Close

Cheadle, Stoke-On-Trent, ST10 1LN



- Modern two-bedroom semi-detached house in Cheadle
- Superb local amenities including schooling and leisure activities
- Downstairs cloakroom/utility
- Off-road parking for two vehicles; good-sized rear garden with patio area, grass, and storage shed.
- Great local road links
- Fully fitted kitchen with wall and base units
- Two double bedrooms on the first floor
- Rare opportunity in sought-after location
- Large living area
- Main family bathroom with shower over the bath



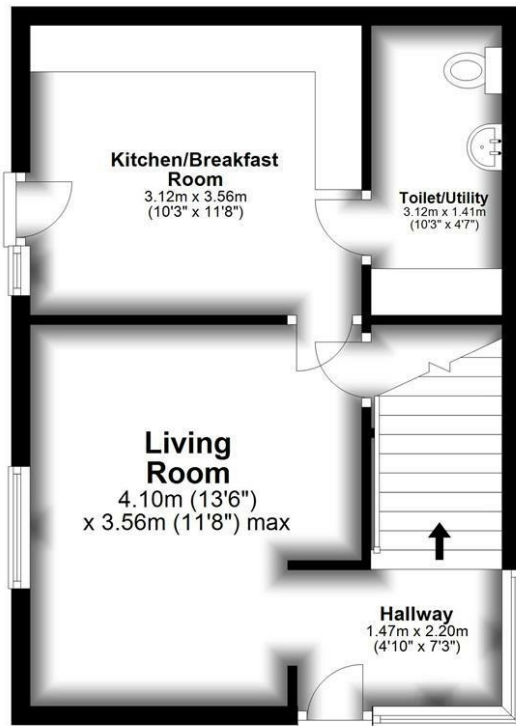
Directions



# Floor Plan

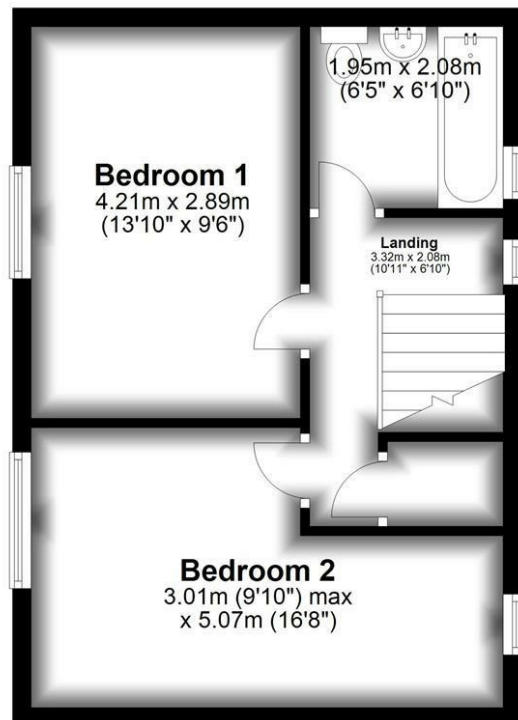
## Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



**Total area: approx. 75.0 sq. metres (807.1 sq. feet)**

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.  
Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	