



## 5 Highfield Avenue

### Cheadle, Stoke-On-Trent, ST10 1JW

A well-proportioned three bedroom semi-detached home, available to let and offering versatile accommodation arranged over two floors, extending to approximately 735 sq ft. Situated in a popular residential area of Cheadle, the property is well suited to families, couples or professional tenants.

The accommodation is entered via a welcoming hallway with stairs rising to the first floor and useful under-stairs storage. To the front of the property are two bright reception rooms, both benefitting from bay windows and offering flexible living space, ideal for a lounge and separate dining area or home office.

To the rear is a fitted kitchen, providing a practical layout with worktop space and room for appliances, and access to the rear garden.

To the first floor, the landing gives access to three bedrooms, comprising two well-proportioned double bedrooms and a third single bedroom, suitable for a child's room, nursery or study. The accommodation is

£975 PCM

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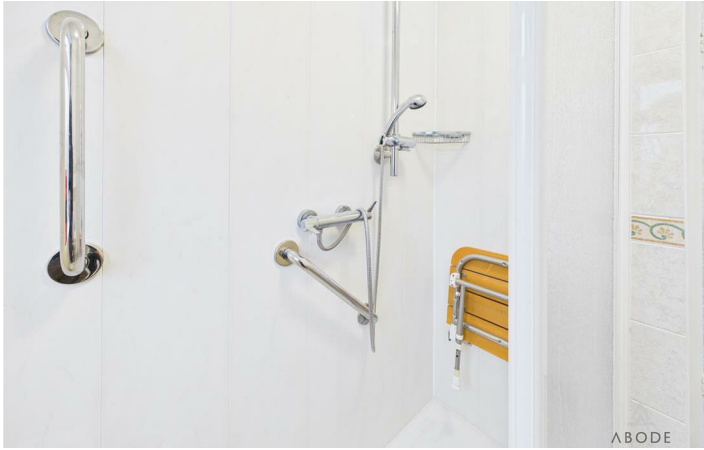


- Three-bedroom semi-detached home in popular Cheadle area.
- Entrance hallway with under-stairs storage.
- Two double bedrooms and one single bedroom upstairs.
- Close to schools, amenities, and transport links; early viewing recommended.
- Approx. 735 sq ft of versatile two-floor accommodation.
- Two bright reception rooms with bay windows.
- Family bathroom with three-piece suite.
- Ideal for families, couples, or professionals.
- Fitted kitchen with worktop space and garden access.
- Driveway for off-road parking and private rear garden.



Directions





## Floor Plan



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

