



## 44 Thorley Drive, Stoke-On-Trent, ST10 1SA

**Offers in excess of £225,000**

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*"In the stillness of our home, we find serenity" - Unknown*

A well-proportioned two-bedroom bungalow situated on Thorley Drive in Cheadle, offering comfortable single-level living with generous internal space and a practical layout. The property is in good overall condition and is ready to move into, with scope for light modernisation to suit personal taste.

### Denise White Agent Comments

A well-proportioned two-bedroom bungalow situated on Thorley Drive in Cheadle.

Upon entering the property, you are welcomed into a small entrance hallway which provides access to the main accommodation. There are two well-sized double bedrooms positioned to the front aspect, along with a family bathroom.

To the rear of the property, there is a spacious lounge featuring a log burner, creating a cosy focal point. Sliding doors from the lounge lead through to a rear porch, allowing for additional seating or storage space while connecting nicely to the garden.

Leading on from the lounge, the kitchen is generously sized and well laid out, with double doors opening out to the rear. The kitchen enjoys pleasant views over the garden, making it a bright and functional space.

Externally, the property benefits from a front driveway which extends down the side of the bungalow, providing access to a detached garage. The rear garden includes a small lawned area along with a patio space, offering a manageable outdoor area with potential for further enhancement.

Overall, the property presents as a solid, move-in ready home with scope for minor updating, making it an ideal option for buyers looking to personalise a property over time.

### Location

The market town of Cheadle is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from Cheadle include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and

Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50.

### Entrance Hallway

Laminate flooring. Storage cupboard. Ceiling light. Loft access. Doors leading into :-

### Bedroom One

11'8" x 10'6" (3.56 x 3.21)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Two

9'11" x 7'10" (3.04 x 2.41)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bathroom

6'3" x 5'5" (1.91 x 1.66)



Fitted with a suite comprising of low-level WC, vanity wash hand basin, bath with shower attachment. Laminate flooring. Heated towel rail. Obscured uPVC window. Ceiling light.

### Lounge

15'1" x 10'6" (4.62 x 3.22)



Carpet. Log burner. Radiator. Sliding doors with access to rear porch. Ceiling light.

### Kitchen

14'10" x 9'11" (4.54 x 3.04)



Fitted with a range of wall and base units with work surfaces over incorporating a double Belfast sink unit, plumbing for washing machine, space for cooker, space for American style fridge freezer. Laminate flooring. Radiator. uPVC window to side aspect. Ceiling light.

### Rear Porch

9'5" x 5'6" (2.89 x 1.70 )



Tiled flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

### Garage

21'10" x 11'2" (6.68 x 3.41)

Roller electric garage doors. Windows to the side aspect. Ceiling light.

### Outside

Externally, the property offers a practical and well-maintained outdoor space to both the front and rear. To the front, there is a driveway providing off-road parking, which extends down the side of the bungalow and leads to a detached garage, offering additional storage or secure parking.

The rear garden is modest in size and easy to maintain, comprising a lawned area alongside a patio seating space, ideal for outdoor dining or relaxing. The garden enjoys a pleasant rear aspect and offers a good level of privacy, with scope for further landscaping or personalisation if desired.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in

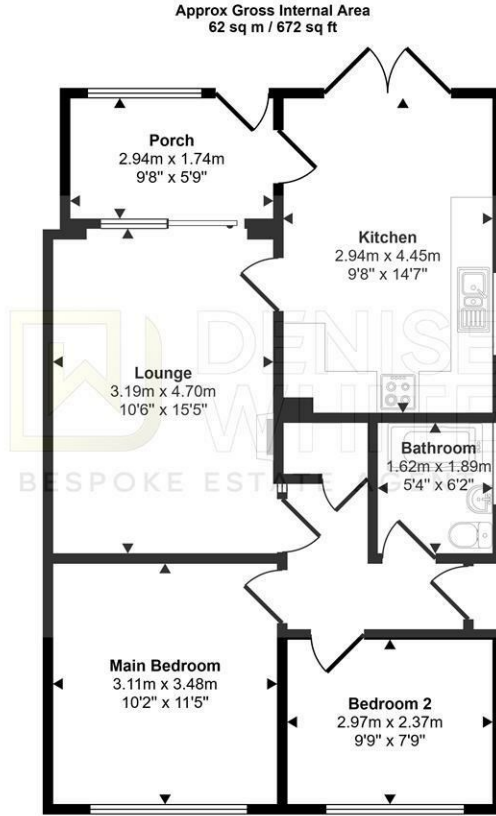
receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

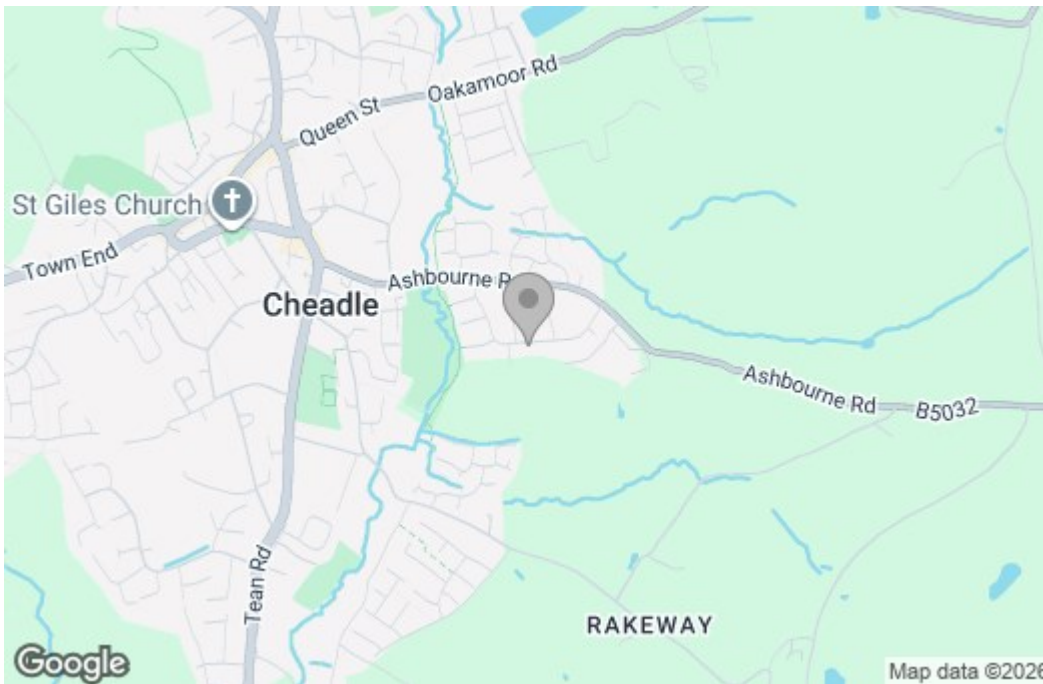
# Floor Plan



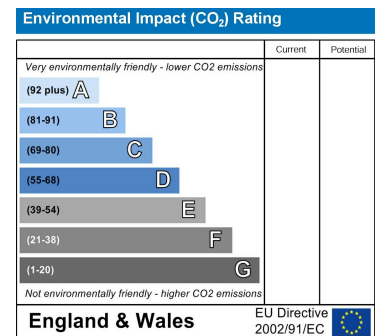
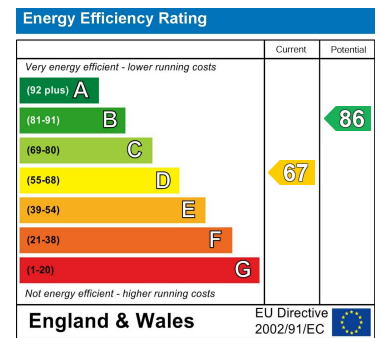
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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.