





**Churchill Road, Cheadle, Stoke-On-Trent .ST10 1DL**

bagshaws residential

***welcome to***

## Churchill Road, Cheadle, Stoke-On-Trent

Bagshaws Residential bring to the market this traditional semi detached property in need of some cosmetic improvement but offering excellent family accommodation comprising: lounge, dining room, kitchen, side passage and to the first floor three bedrooms and family bathroom.  Driveway & gardens.













Access to the property is gained via a driveway providing off road parking leading to:

**Entrance Door:**
Leading into:

**Entrance Hallway:**
Having central heating radiator; doors off to:

**Lounge:**
13' 9" x 11' 11" ( 4.19m x 3.63m )
With double glazed window; feature fireplace housing an electric fire; central heating radiator.

**Dining Room:**
11' 11" max x 11' 10" into bay ( 3.63m max x 3.61m into bay )
With double glazed bay window to the front elevation; feature fireplace.

**Kitchen Diner:**
12' 11" x 7' 10" ( 3.94m x 2.39m )
A fitted kitchen comprising sink in a base unit; further base, wall and drawer units; complementary work surface; point for cooker; plumbing for washing machine; double glazed window to the rear elevation; complementary wall and floor tiling.

**Side Lobby:**

**Stairs:**
Leading to:

**First Floor Landing:**
With double glazed window to the side elevation; doors off to:

**Bedroom One:**
12' 11" x 11' 11" max ( 3.94m x 3.63m max )
Having double glazed window to the rear elevation.

**Bedroom Two:**
11' 11" max x 11' max ( 3.63m max x 3.35m max )
With double glazed window to the front elevation.

**Bedroom Three:**
8' 11" max x 8' ( 2.72m max x 2.44m )
With double glazed window to the rear elevation; stair hub.

**Bathroom:**
Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling; double glazed window to the rear elevation; airing cupboard.

**Gardens:**
To the front the driveway provides off road parking with raised landscaped area. The rear garden is easily maintained with patio area, steps leading to up to landscaped area with apple tree and shrub plantings and hedge and timber fence boundaries. Summerhouse and garden shed.

**Please Note:**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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## Churchill Road, Cheadle, Stoke-On-Trent

- Traditional Semi Detached House
- Three bedroom. Bathroom
- Two Reception Rooms. Kitchen
- Side Passageway
- Driveway. Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

# £210,000










Please note the marker reflects the postcode not the actual property

**view this property online** bagshawsresidential.co.uk/Property/UTR110379

The Property Ombudsman

Property Ref:
UTR110379 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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