



Stokesay Drive

Cheadle



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

9 Stokesay Drive

Cheadle
Staffordshire
ST10 1YU

- * A very well presented modern four bedroom detached family home is situated within a popular residential area on the outskirts of Cheadle town centre.
- * The property boasts a quiet cul-de-sac position and benefits from gas fired central heating and Upvc double glazing
 - * The accommodation briefly comprises: Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen and an excellent sized Conservatory to the ground floor. Landing Area, Four Bedrooms, Master with En-Suite and Family Bathroom to the first floor.
- * To the front of the property is a drive providing ample parking and access to the single integral garage with electric door.
- * There is a good sized enclosed rear garden laid mainly to lawn with paved patio area.
- * A very well appointed family home of which an internal inspection is essential.
- * The property is offered For Sale with No Upward Chain involved.

Offers in the region of : £340,000



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Leek Office - 01538 383344



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Accommodation

Entrance porch

Tiled floor. Access to:

Entrance hall

Laminate flooring. Radiator. Stairs off. Coving. Access to garage.

W.C.

W.c. Wash basin. Radiator.

Living room

Gas fire. Bay window. Radiator x 2. Double doors to:

Dining room

Radiator. Coving. Sliding doors to:

Conservatory

Radiator x 2. Tiled floor. Double doors to side.



Kitchen

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Radiator. Tiled floor. Integrated dishwasher and fridge. Coving.

First floor

Landing area Loft access. Storage cupboard.

Master bedroom

Radiator. Fitted wardrobes with bed surround and dressing table. Storage alcove.

En-suite

Shower cubicle. W.c. Wash basin. Radiator. Spotlights.

Bedroom

Radiator. Storage cupboard. Storage alcove.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin. Radiator. Spotlights.



Outside

To the front of the property is a drive providing ample parking and access to the single integral garage with electric door. There is a good sized enclosed rear garden laid mainly to lawn with paved patio area.



Services

Mains water, electricity, gas and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property benefits from fibre-optic broadband and strong mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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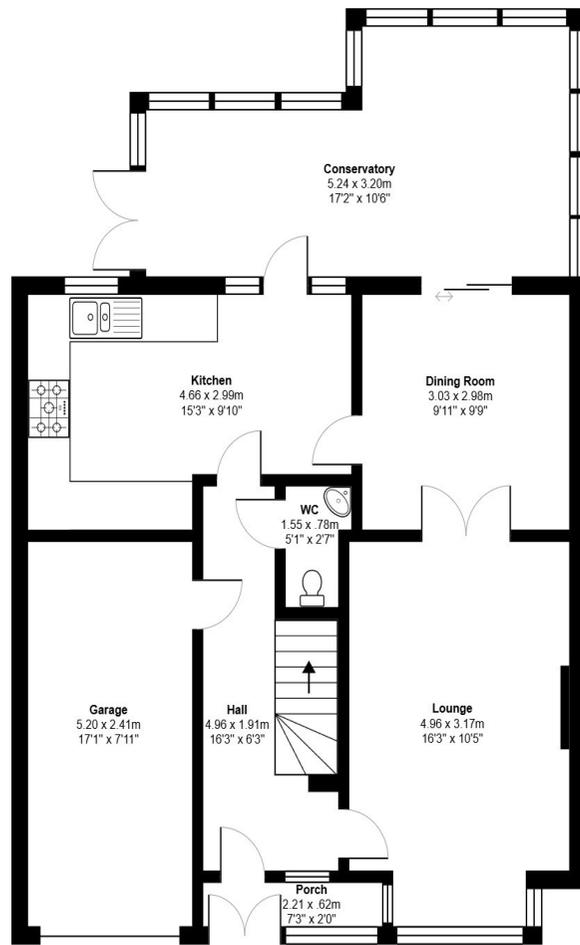


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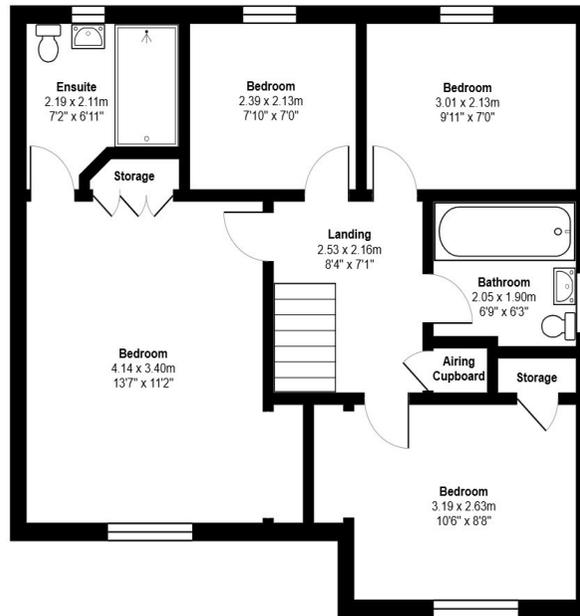
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Offices in:

Ashbourne	01335 342201
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Leek	01538 383344
Uttoxeter	01889 562811



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.