

## 5 Derwent Drive Cheadle, Stoke-On-Trent, ST10 1QN

ABODE Lettings are pleased to offer for rental this modernised three bedroom semi-detached home situated within easy reach of Cheadle town centre.

Spacious throughout, this is a rare opportunity to secure a lovely home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large brand new kitchen with a great selection of wall and base units. Good size lounge with feature wall mounted electric fire. Additional reception room/dining area off the lounge with french doors leading to the conservatory at the rear.

The first floor provides three bedrooms, two of the bedrooms are doubles and a further single bedroom. These rooms are serviced by the modern family bathroom.

£950 PCM

# 5 Derwent Drive

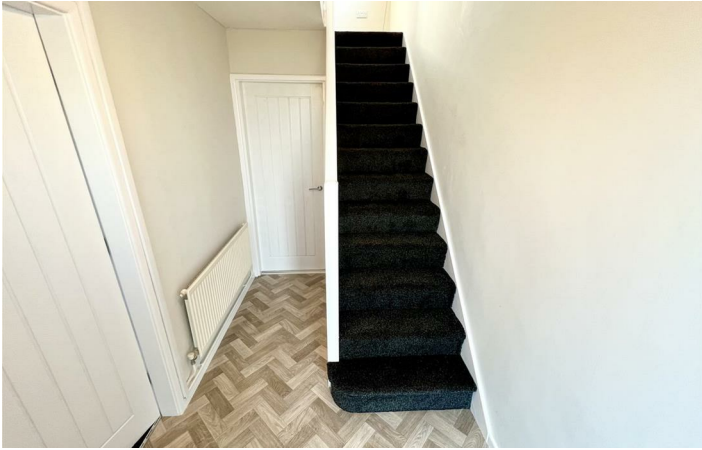
Cheadle, Stoke-On-Trent, ST10 1QN



- FULLY MODERNISED
- RECENTLY DECORATED & MODERN FLOORINGS
- TWO RECEPTION ROOMS + CONSERVATORY
- MODERN KITCHEN
- OFF ROAD PARKING + GARAGE
- SEMI-RURAL LOCATION
- MODERN BATHROOM
- THREE BEDROOMS
- AVAILABLE JULY 2027!



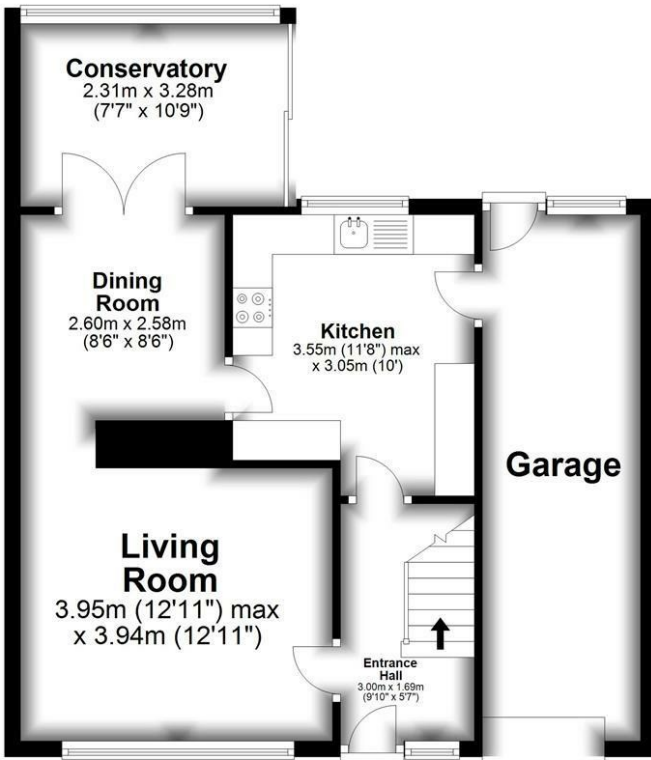
[Directions](#)



# Floor Plan

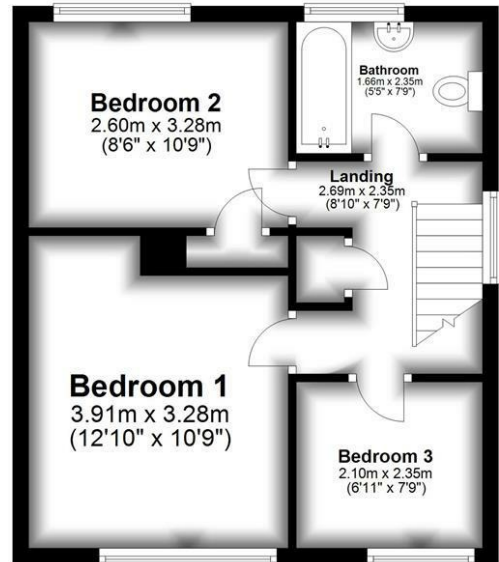
## Ground Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 98.0 sq. metres (1054.6 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>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	