



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



98 Cheadle Road, Leek, ST13 7HW

Offers In The Region Of £315,000

A fantastic opportunity to purchase a large three bedroom semi-detached property with ample off road parking and large gardens surrounding the property. With excellent sized accommodation the property offers large kitchen diner and two reception rooms to the ground floor along with three double bedrooms, bathroom and separate toilet to the first floor. Externally the property offers a double garage and workshop with driveway and good sized mature gardens with patio area and the benefit of Solar Panels.

AN IDEAL FAMILY HOME - VIEWING IS A MUST TO APPRECIATE SIZE AND POTENTIAL.



Entrance Hall

External door to front,.

Wc

Housing low level wc, wash hand basin, Upvc double glazed frosted window to front, tiled floor.

Dining Room 14'8" x 11'1" (4.49 x 3.40)



Two Upvc double glazed windows to front, two radiators, fireplace.



Lounge 20'7" x 14'2" (6.29 x 4.32)



Two Upvc double glazed windows to side, Upvc double glazed sliding patio doors to rear garden, fireplace incorporating multi fuel stove, two radiators, exposed beams.



Kitchen 13'5" x 10'4" max measure (4.11 x 3.15 max measurement)



Base cupboards and drawers with work surfaces over, inset sink unit, wall cupboards, radiator, built in

pantry units, Upvc double glazed bay window and door to rear, tiled floor.



First Floor Landing



Exposed beam, radiator. Built in store cupboard.

Bedroom One 12'10" x 11'1" (3.92 x 3.40)



Upvc double glazed windows to front and side, radiator, built in double wardrobe.



Bedroom Two 11'10" x 11'9" (3.61 x 3.60)



Two Upvc double glazed windows to side and rear, radiator, loft access, built in double wardrobes housing Worcester gas fired central boiler.



Bedroom Three 10'11" x 10'9" (3.35 x 3.29)



Upvc double glazed window to front, radiator, built in wardrobe with sliding mirrored doors.



Bathroom 8'0" x 7'4" (2.45 x 2.24)



Suite comprising panelled bath, fully enclosed shower cubicle incorporating Triton shower figment, pedestal wash hand basin, radiator, loft access, Upvc double glazed frosted window to rear. Built in Airing Cupboard housing hot water tank.



Separate Wc

Housing low level wc, Upvc double glazed frosted window to rear.

Outside

To the front elevation is a tarmamacam driveway providing parking and leading to detached double garage.

Lawned gardens with mature borders with hedged boundaries.

Rear Gardens



Flagged patio with adjoining spacious lawns with mature trees and shrubs. Aluminium framed greenhouse. Brick built outhouse with adjoining lean to store.



Detached double Garage and Workshop



Two up and over doors to front, concrete floor, light and power connected, loft storage over, door to workshop.

Workshop

Upvc double glazed window and door to side and rear, concrete floor, lig and power connected, loft storage over.



Viewings

By prior arrangement through Graham Watkins & Co.

Council Tax Band

The council tax band is Band C.

Services

We believe all mains services are connected. The property has the benefit of Solar Panels that supplement the hot water.

Local Authority

The Local Authority is Staffordshire Moorland District Council and Staffordshire County Council.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Floor Plan



Total area: approx. 1730.0 sq. feet

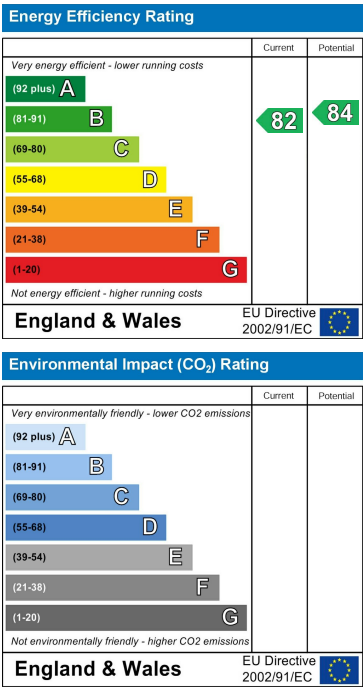
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.