



ESTATE AGENTS

... the key to a successful move



**Byron Close, Cheadle, Stoke-On-Trent, Staffordshire, ST10
1XB**

**Offers in the
region of
£365,000**

* FOUR BEDROOM DETACHED HOUSE * GREAT LOCATION

* PERFECT FOR THE GROWING FAMILY

* BEAUTIFULLY PRESENTED

* PLENTY OF PARKING * DOUBLE GARAGE

* VIEWING A MUST

w: www.keysestateagents.co.uk

Byron Close, Cheadle, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A modern Detached House which sits on a corner plot, situated on a popular residential development on the outskirts of Cheadle town centre, within easy access of the A50 Stoke - Derby link road, Hanley city centre, the market towns of Uttoxeter and Leek. An ideal family home the accommodation comprises: Entrance hall, lounge, dining room, kitchen, breakfast room, utility, cloaks and to the first floor master bedroom with en suite and three further bedrooms, family bathroom, externally there is a drive providing ample parking and leading to an integral double garage, gardens to the front and rear, additional benefits include uPVC double glazing and gas central heating. GREAT FAMILY HOME.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, stairs leading to the first floor

LOUNGE 19'5" x 11'7" (5.94 x 3.55)

Ingle nook fire place, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

KITCHEN 10'6" x 14'3" (3.21 x 4.36)

Fitted with a range of wall and base units co-ordinating work tops, sink and drainer with mixer tap. Ceiling light point, radiator, uPVC double glazed window

BREAKFAST ROOM 8'3" x 8'5" (2.54 x 2.59)

Ceiling light point, radiator, uPVC double glazed patio doors leading to outside.

DINING ROOM 10'7" x 11'4" (3.23 x 3.47)

Ceiling light point, radiator, uPVC patio doors leading to outside.

UTILITY

Ceiling light point, radiator, uPVC double glazed window, plumbing for washing machine.

CLOAKS

Fitted with a two piece white suite comprises: low level w.c. pedestal wash hand basin.

FIRST FLOOR

MASTER BEDROOM 15'5" x 11'11" (4.7 x 3.65)

Ceiling light point, radiator, uPVC double glazed window

EN SUITE 5'3" x 4'10" (1.62 x 1.49)

Fitted with a three piece white suite comprises: separate shower enclosure, pedestal wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator.

BEDROOM TWO 12'10" x 11'0" (3.92 x 3.37)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM THREE 9'1" x 7'6" (2.79 x 2.30)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM FOUR 8'3" x 10'2" (2.54 x 3.12)

Ceiling light point, radiator, uPVC double glazed window

BATHROOM 5'11" x 9'8" (1.82 x 2.96)

Fitted with a three piece white suite comprises: panelled bath, pedestal wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator.

EXTERNALLY

The property sits on a corner plot and has gardens to front, side and rear. There is a drive which provides ample parking leading to a detached garage.

3D 360° VIRTUAL TOUR



Available for this property!

To view please look within the menu.



Byron Close, Cheadle, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

For details of council tax band telephone
0845 605 3010 Staffordshire Moorlands

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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