



# ESTATE AGENTS

*... the key to a successful move*



**Cheadle Road, Draycott, Stoke-On-Trent, Staffordshire, ST11 9RQ**

**Offers in the  
region of  
£300,000**

- \* SOUGHT AFTER RESIDENTIAL LOCATION
- \* SPACIOUS ACCOMMODATION THROUGHOUT
  - \* BEAUTIFUL GARDENS
  - \* UNIQUE PROPERTY
- \* DOUBLE GARAGE \* OFF ROAD PARKING

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

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

## ACCOMMODATION

### DESCRIPTION

We have a fantastic opportunity to purchase this well presented semi detached property which has been well maintained and loved by its current owners. The beautiful home occupies an elevated position with open rural views and sits in mature gardens which extend to the front and rear of the property. The property offers extensive spacious accommodation and combines the contemporary with the traditional a theme which is successfully continued throughout the property. The accommodation comprises: Entrance hall, lounge, dining room, kitchen/diner. To the first floor there are three good sized bedrooms and a family bathroom. This a lovely family home waiting for its new owners. Externally there is a drive providing ample off road parking and a detached double garage

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE 20'7" x 12'1" (6.29 x 3.69)

Ceiling light point, radiator, uPVC double glazed window.

#### DINING ROOM 13'10" x 10'0" (4.22 x 3.07)

Ceiling light point, radiator, uPVC double glazed window.

#### KITCHEN 19'10" x 6'7" (6.06 x 2.02)

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

#### FAMILY ROOM 11'4" x 11'5" (3.47 x 3.49)

Ceiling light point, radiator, uPVC double glaze window with front aspect.

### FIRST FLOOR

#### BEDROOM ONE 11'1" x 12'1" (3.39 x 3.69)

Ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM TWO 11'1" x 11'4" (3.39 x 3.47)

Ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 11'1" x 11'4" (3.39 x 3.47)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BATHROOM 6'0" x 11'6" (1.85 x 3.52)

Fitted with a four piece white suite comprises: Separate shower enclosure, panelled bath, wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

### EXTERNALLY

Off road parking leading to a detached double garage, the garage has power and lighting and an electric door. The rear garden has patio seating areas a lawn and a summer house.

3D 360°  
VIRTUAL  
TOUR



Available for this property!

To view please look within the menu.



# Cheadle Road, Draycott, 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

### 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 Adviser 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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Written quotations of credit terms available on request. A life assurance policy may be required