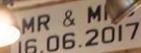


Majors Barn

Cheadle, Stoke-on-Trent, ST10 1PY

John 
German





Majors Barn

Cheadle, Stoke-on-Trent, ST10 1PY

£219,995



Absolutely beautiful end terrace cottage with sympathetically and comprehensively renovated accommodation which retains a wealth of character and charm, occupying a delightful plot with off road parking and a double garage.

Internal inspection of this truly lovely end terrace cottage is strongly recommended to appreciate the hugely impressive amount of work done by the current owners, whether looking for your first home or for a downsize. Retaining a wealth of character including exposed beams and chimney breasts, the vendors have sympathetically enhanced the property including uPVC double glazed windows with complementary window furniture, refitted kitchen and bathroom, utility and downstairs WC.

Situated on a delightful established corner plot which enjoys a degree of privacy on the edge of the town centre, amenities are within easy reach including supermarkets and independent shops, public houses and restaurants, schools, a leisure centre and a petrol station.

Accommodation - A traditional tiled canopy porch with a replacement composite door leads to the welcoming hall where stairs rise to the first floor having a useful under stairs cupboard, a rear facing window and quality doors leading to the ground floor accommodation.

The extremely pleasant sitting room has a focal fireplace with slate hearth and timber mantel, beamed ceiling and dual aspect windows providing natural light.

The fitted dining kitchen extends to the depth of the property and has a lovely beamed ceiling, a range of base and eye level units with fitted work surfaces and breakfast bar, inset sink unit set below the rear facing window, integrated dishwasher, space for a range stove with extractor over and further appliances. There are two further front facing windows providing natural light and a door leading to the utility room which has plumbing for a washing machine, a wall mounted central heating boiler, composite door to the patio and a door to the downstairs WC.

To the first floor the landing has a rear facing window and doors leading to the two good sized bedrooms plus the useful box room, ideal as a dressing room or cot room.

Completing the accommodation is the fitted bathroom that has a white three-piece suite incorporating a panelled shower bath with a fitted glazed screen above, complementary tiled splash backs and a tiled floor.

Outside to the front is a garden laid to lawn with shrub borders and mature hedges. The lawn extends to the side elevation where there are further shaped beds and borders containing a variety of shrubs and plants.

To the rear is a slate effect paved patio providing a lovely entertaining area enjoying a degree of privacy.

Timber five bar gates lead to a driveway providing ample off road parking for several vehicles leading to the detached double garage plus a useful brick built outhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.staffs Moorlands.gov.uk

Our Ref: JGA/21052021

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band B



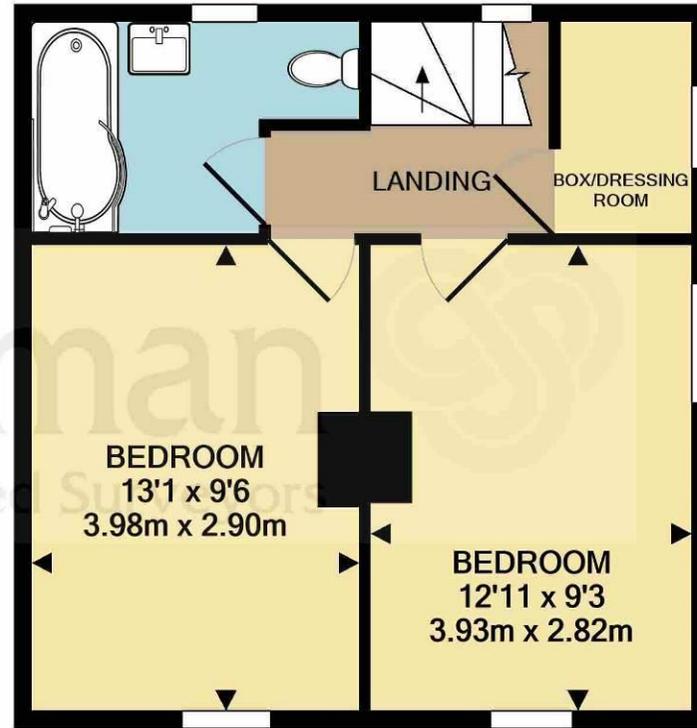




DINING KITCHEN
19'5 x 9'6
5.93m x 2.91m

SITTING ROOM
12'11 x 9'3
3.93m x 2.82m

GROUND FLOOR



BEDROOM
13'1 x 9'6
3.98m x 2.90m

BEDROOM
12'11 x 9'3
3.93m x 2.82m

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

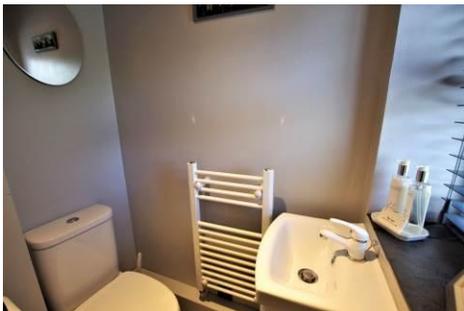
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

