

Conway Grove

Cheadle, Stoke-on-Trent, ST10 1QG

John 
German



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Offers Over £225,000

Well proportioned detached home in need of a comprehensive improvement programme, situated on a quiet cul de sac in a highly popular area of Cheadle.

Providing a huge amount of potential to modernise, remodel and possibly extend (subject to obtaining the necessary planning permission), viewing of this well proportioned detached home is essential to appreciate the opportunity and its exact position enjoying a south westerly facing rear garden which benefits from a degree of privacy.

Situated on a quiet cul de sac in a highly popular area of Cheadle within easy reach of the town centre and its wide range of amenities including schools (inc the highly regarded Painsley High School), convenience shops and supermarkets, public houses, recreational park, sports and leisure facilities including the cricket club, and walks through surrounding countryside.

Accommodation - uPVC double glazed double doors open to the enclosed porch with an obscure glazed door and side panel leading to the hall where stairs rise to the first floor and doors open to the ground floor accommodation.

The front facing lounge has a wide window providing natural light and a focal fireplace.

The kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the window, fitted gas hob with an electric oven under, integrated fridge and plumbing for a dishwasher. Additionally there is a useful understairs cupboard/pantry. A door leads to the dining room, providing potential to remove this wall and make it one open space. It has sliding patio doors leading to the uPVC double glazed conservatory that has sliding doors out to the garden.

The ground floor fitted shower room has a white suite incorporating a double shower cubicle with an electric shower over, tiled walls and a door to the separate WC.

Further doors lead to the garage and to the second conservatory which overlooks the garden having a roller door providing access.

To the first floor the landing has a side facing window providing natural light and a built in airing cupboard plus doors to the three good sized bedrooms, two of which are doubles. Finally there is the bathroom which has a two piece suite and tiled walls plus a separate WC.

Outside - To the rear the south westerly facing enclosed garden has a paved patio and lawn with borders and space for sheds. To the front a paved driveway provides off road parking for several vehicles with borders leading to the attached garage that has a roller door, power and a wall mounted gas central heating boiler.

what3words: gladiator.impaired.unwind

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not connected See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

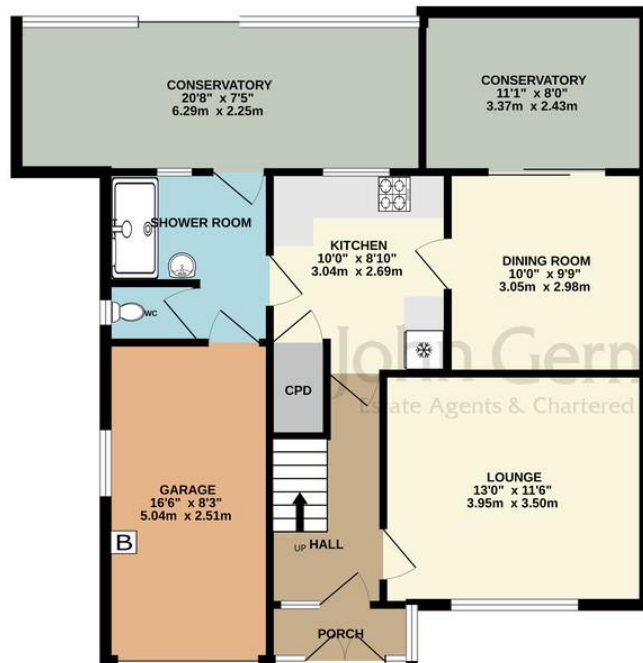
Our Ref: JGA/20052024

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GROUND FLOOR



1ST FLOOR



Agents' Notes

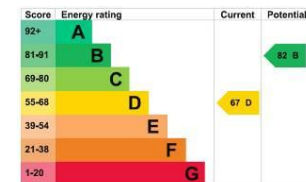
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