

# Barley Croft

Cheadle, Stoke-on-Trent, ST10 1NA

John   
German





# Barley Croft

Cheadle, Stoke-on-Trent, ST10 1NA

**£309,995**

**Extremely attractive, traditional 1930's detached home with beautifully presented, well proportioned, family sized accommodation extended to the ground floor, occupying a lovely plot and position within a highly desirable area of Cheadle.**



Viewing and early consideration of this truly lovely detached home is strongly recommended to appreciate the work carried out by the current owners, the extended ground floor layout and dimensions, and its delightful cul-de-sac position, enjoying a pleasant outlook to the rear.

Situated within walking distance to local amenities, including a Morrisons Daily Mini Supermarket, Cheadle Memorial Recreational Ground and Cheadle Cricket Club. The town centre is also easily reached, where you'll find a wider range of amenities, including supermarkets, independent shops, Doctors, Public Houses and Schools including the well regarded Painsley Catholic High School and Cheadle Academy.

### Accommodation

A replacement composite, part obscured double glazed entrance door with sidelights leads to the welcoming hall where an original staircase rises to the first floor and there is ample built in storage place, plus door leading to the spacious ground floor accommodation.

The well-proportioned lounge, dining room extends to the full depth of the property, having a deep walk-in bay window to the front with a built in seating area and arched French doors opening out onto the rear garden.

The real hub of this home is the extended living, breakfast kitchen, having an extensive range of base and eye level units with matching island, fitted work surfaces with inset sink unit, fitted induction hob with extractor hood over, built-in double oven and integrated appliances including a dishwasher, wine fridge and fridge-freezer. Natural light comes from two rear facing windows and a part glazed door leading to the garden.

Completing the ground floor accommodation is the front facing office, or alternatively a snug depending on the buyer's requirements.

To the first floor, the lovely landing has a side facing window and doors leading to the three bedrooms where two of which are double, with the front facing master having a deep walk-in bay window. Finally, the fitted family shower room comprises of a white contemporary three piece suite including a double shower cubicle with mixer shower over, fitted shelving and a cupboard housing the combination gas central heating boiler.

Outside to the rear is the delightful, enclosed garden which has natural stone paved seating areas and a circular lawn with edging, and access to a lovely timber constructed studio and attached storage shed.

To the front is a block paved driveway and gravelled hard standing, providing off road parking for several vehicles leading to the attached garage that has a fitted work surface and sink unit, plus appliance space and a personnel door to the rear garden.

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

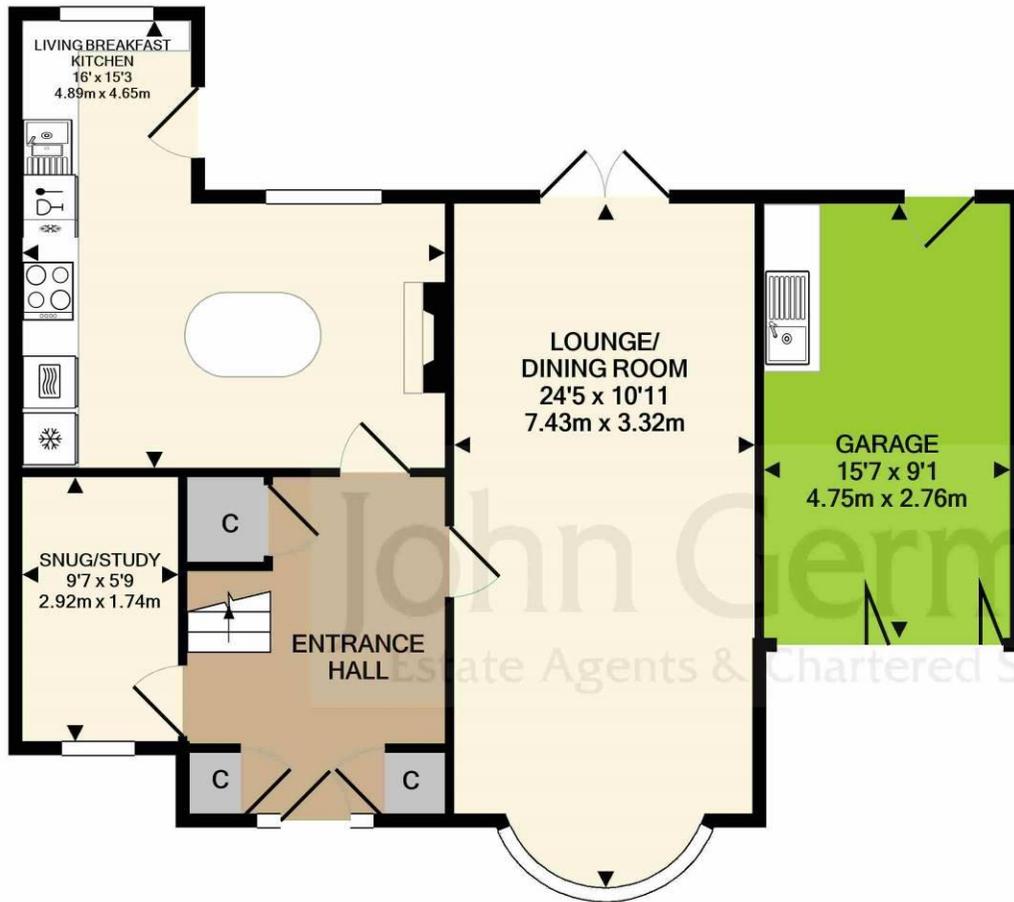
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

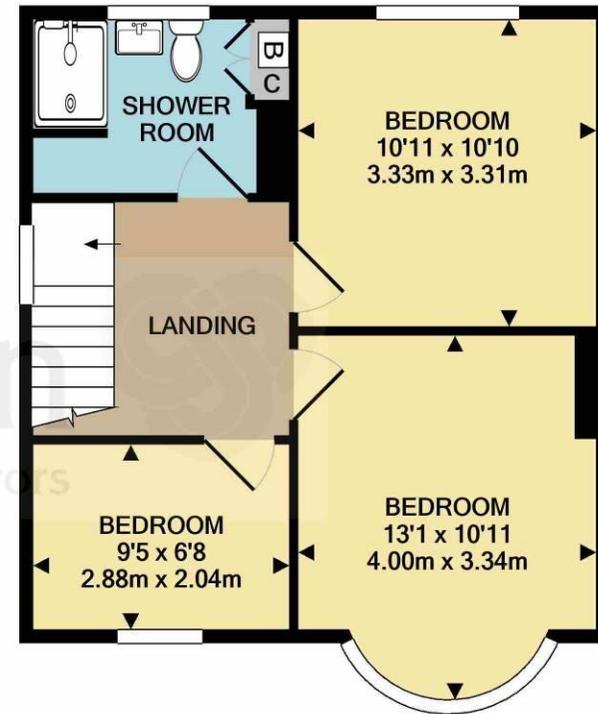
**Our Ref:** JGA/08122020







GROUND FLOOR



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 ©2020



### 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		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	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



