

# Attlee Road

Cheadle, Stoke-on-Trent, ST10 1LL



Generously proportioned traditional three bedroom semi detached home with well-maintained accommodation situated within close proximity of amenities with no upwards chain involved.

£165,000



John German

Whether looking for your first home, to move up or down the property ladder, or for a buy to let investment, viewing and consideration of this sturdy home is strongly recommended. Benefitting from a combination gas central heating system and uPVC double glazing, there is also ample parking to the front.

Situated in a popular area of Cheadle within easy walking distance to local amenities including schools (Cheadle Academy and Painsley High School), Cheadle recreational ground, Morrison's mini supermarket and the Master Potter public house and restaurant. The town centre and its wider range of facilities are also within easy reach including supermarkets, independent shops and a leisure centre.

### Accommodation

A uPVC part obscure double glazed entrance door leads to the hall where stairs rise to the first floor and a door leads to the spacious ground floor accommodation.

The well-proportioned lounge has a wide front facing window and a door to the fitted dining kitchen which extends to the full width of the property having a range of base and eye level units with work surfaces and inset sink unit, space for a cooker and further appliances. Natural light comes from dual aspect windows and a part obscure glazed door to the rear garden.

Completing the ground floor accommodation is the downstairs WC that has a white close coupled WC and houses the wall mounted combination central heating boiler.

To the first floor the landing has a side facing window providing natural light and doors leading to the three good sized bedrooms, two of which are double, and the fitted family bathroom that has a white three-piece suite with splash backs.

### Outside

To the rear is an enclosed garden which is presently low maintenance and paved, with a raised gravelled bed and a shed.

To the front is a block paved driveway providing off road parking with a shaped blue slate shale border.

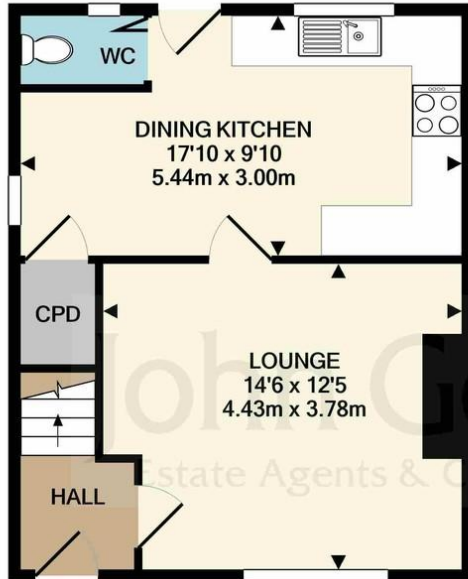
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

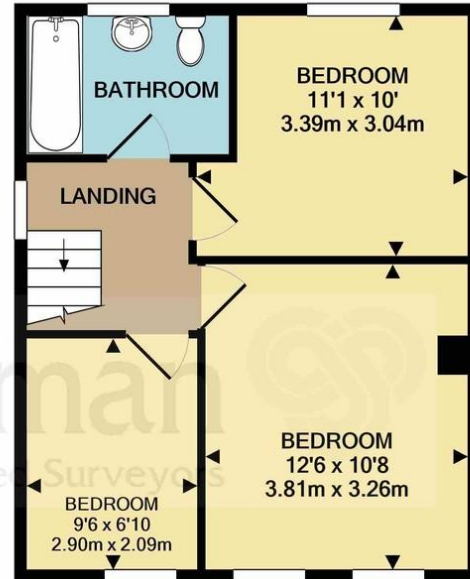
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/09122020

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band A



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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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