



41 Thorley Drive, Stoke-On-Trent, Staffordshire ST10 1SF
Offers around £165,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

We're excited to present to you, FOR SALE with the added benefit of NO ONWARD CHAIN, this gorgeous TWO BED plus ATTIC ROOM semi detached bungalow located in one of the most sought of areas of Cheadle.

The property offers a fantastic opportunity for those looking to start out or downsize having been completely modernised throughout. The accommodation comprises of an entrance hall, spacious lounge with UPVC conservatory, a modern fitted kitchen, two bedrooms and a bathroom. Stairs rise from the entrance hall to give access to a landing and an Attic room.

The property is situated in a superb location with the best of both worlds having country living on your doorstep with scenic walks and yet only a short drive away from the local amenities of Cheadle Town Centre. For those looking to travel further afield there is the A50 Stoke - Derby Link Road and the M6 Network System within reach.



The Accommodation Comprises:		
Entrance Hall 10'10" x 3'3" (3.30m x 0.99m) Having a single radiator and a UPVC entrance door with a built in cupboard off.	First Floor Stairs rise from the Hallway leading to the:	applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.
Lounge 15'1" x 10'8" (4.60m x 3.25m) The room is of good size having UPVC doors leading into the Conservatory and a radiator.	Landing 6'3" x 10'7" (1.91m x 3.23m) Having the benefit of undereave storage space.	
UPVC Conservatory 4'8" x 9'2" (1.42m x 2.79m) A flexible room having a tiled floor and patio doors leading out onto the paved patio area and garden.	Attic Room 12'3" x 9'11" (3.73m x 3.02m) Having a velux window.	
Fitted Kitchen 14'3" (max) x 9'11" (4.34m (max) x 3.02m) The kitchen is modern and benefits from an excellent range of high and low level units with ample work surface over. An inset sink unit sits underneath the UPVC window having a mixer tap and drainer. There is space for a freestanding cooker, plumbing for automatic washing machine, a further UPVC window and rear entra door and the room is finished with laminate flooring. The room also houses the Worcester Bosch wall mounted gas central heating boiler.	Outside The property is approached via a driveway providing ample on-site parking space for several vehicles leading up to the Detached Garage (see below). The gardens have been landscaped to provide a low maintenance area to the front elevation and to the rear a lawned garden edged with a paved paito and pathway.	
Bedroom One 11'7" x 10'8" (3.53m x 3.25m) A double bedroom offering a UPVC window and radiator.	Detached Garage Having a wooden door, light and power, side courtesy door.	
Bedroom Two 7'10" x 10'0" (2.39m x 3.05m) Another double in size again with a UPVC window and radiator.	Services All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.	
Bathroom 6'5" x 5'5" (1.96m x 1.65m) A jacuzzi bath having a mixer tap and plumbing in shower spray above with rail and curtain, a wash hand basin with vanity unit under and a low flush WC to finish the suite. The walls are tiled and have a chrome heated towel rail, the flooring is laminate. There is a privacy UPVC window.	Tenure We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.	
	Viewing Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.	
	Mortgage Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.	
	Agents Note None of these services, built in appliances, or where	





