



4 Tuscan Close, Cheadle, ST10 1HS Offers around £272,500

This detached dwelling has in the past been substantially extended to provide four bedroomed accommodation with additional living space and is a good family home. The property includes UPVc glazing and fascias, gas central heating via a combination gas boiler, cavity wall insulation, rear conservatory, excellent fitted kitchen with granite worktops and is located on a quiet cul de sac in this established residential area. The property comprises Enclosed Porch, Reception/ Dining Room, Spacious Lounge, Inner Hall with Cloakroom off, Fitted Kitchen and Conservatory. Stairs lead to the first floor with Four Bedrooms and Feature Bathroom with corner bath. Outside to the front is a wide block paved parking area with edge border lighting and gates to a long side carport plus brick Garage beyond. the rear garden is enclosed with stone patio area, lawn, shrubs and garden store/workshop. The property is offered for sale with no upward chain.



4 Tuscan Close, Cheadle, ST10 1HS

STORM CANOPY

With UPVc door to enclosed porch with part glazed door to:-

RECEPTION/DINING ROOM

11'4" x 7'6" (3.45m x 2.29m) With carpet, radiator, coving and open archway to:-

SPACIOUS LOUNGE

22' x 10'10" (6.71m x 3.30m) With carpet, radiator, bow window, coving, television point, patio doors to rear conservatory and feature brick fireplace with tiled hearth and gas point.

INNER HALL

With carpet, radiator and dado rail.

CLOAKROOM

6'3" x 2'4" (1.91m x 0.71m) With W.C, wash hand basin, tiled floor, tiled walls and access to below stairs storage area with electricity trip box.

MODERN FITTED KITCHEN

16' (max) x 12' (4.88m (max) x 3.66m) With granite worktops, glazed sink, good range of base units and drawers, wall cupboards, glazed cabinets, built in microwave and dishwasher, space for "American" style fridge with water point, range cooker with cooker hood over, UPVc external door, plinth lighting and concealed wall mounted combination gas boiler.

CONSERVATORY

11'5" x 10'11" (3.48m x 3.33m) With radiator, carpet, wall light points and patio doors to rear garden.

STAIRS

Lead to first floor landing with carpet and access via pull down ladder to part boarded loft storage.

BEDROOM 1

11'3" x 10'11" (3.43m x 3.33m) With carpet, radiator and coving.

BEDROOM 2

10'6" x 9'6" (3.20m x 2.90m) With carpet, radiator and coving.

BEDROOM 3

11'5" x 7'6" (3.48m x 2.29m) With carpet, radiator, twin built in wardrobes with storage over bed recess and coving.

BEDROOM 4

7'5" x 6' (plus recess) (2.26m x 1.83m (plus recess)) With carpet and radiator.

BATHROOM

7'4" (max) x 7' (2.24m (max) x 2.13m) With laminate floor, tiled walls, heated towel rail with white suite of corner bath, wash hand basin in vanity unit and W.C.

OUTSIDE

To the front is a wide block paved front parking area with edged shrub border lighting and gated access to side carport (23' x 7'2") plus detached brick Garage beyond (16'2" x 8'2") with double doors and electric supply. The rear garden is enclosed with stone patio, lawn, shrubs and workshop/store (10' x 6'5")

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band D

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

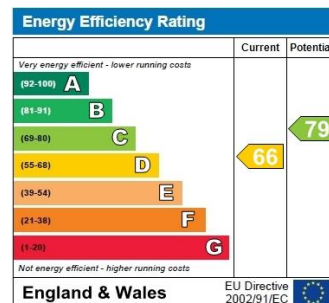
To be confirmed.

SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



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