



Lomond Grove,
Cheadle



OneAgency

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£250,000

Superb detached house in the sought-after market town of Cheadle, Staffordshire Moorlands, within walking distance of the town centre. The property offers a spacious living room, open-plan kitchen diner, and conservatory on the ground floor, with three bedrooms and a modern shower room upstairs. Outside, there is a beautifully established rear garden enjoying wonderful open views, along with off-road parking and a garage.





Hallway

Stairs to the first floor, double glazed door and window to the side, radiator, double glazed window to the front.

Living Room

4.50m x 4.10m (14' 9" x 13' 5") Double glazed window to the front, radiator, gas coal effect fire with feature surround, doors into kitchen / diner.

Kitchen / Diner

5.14m x 2.71m (16' 10" x 8' 11") Double glazed window to the rear, double glazed sliding patio doors into conservatory, fitted with a range of wall, base and drawer storage units, under unit lighting, plumbing for washing machine, ample work surface area, stainless steel sink and drainer unit with mixer tap, breakfast island with storage below, tiled floor, part tiled walls, built in storage area with double glazed window to the side.

Conservatory

3.53m x 2.31m (11' 7" x 7' 7") 3.53m x 2.31m (11' 7" x 7' 7") Double glazed, double glazed door to the side., tiled floors.

Landing

Double glazed window to the side, built in storage area, access to loft (with boiler)

Bedroom 1

3.89m max x 3.02m max (12' 9" x 9' 11") Double glazed window to the front, radiator, fitted wardrobes, laminate floor.

Bedroom 2

3.02m x 3.35m (9' 11" x 11' 0") Double glazed window to the rear, radiator, laminate floor, fitted wardrobes.

Bedroom 3

2.51m max x 2.03m max (8' 3" x 6' 8") Double glazed window to the front, radiator, built in storage space, laminate floor.

Shower Room

1.98m x 1.63m (6' 6" x 5' 4") Modern suite comprising of WC, hand wash basin with storage below, and shower cubicle with mains shower. Double glazed frosted window to the rear. Heated towel rail, part tiled walls, tiled floor.

Garage

4.88m max x 2.52 max (16' 0" x 8' 3") There is fitted storage space with any need removing for the garage to be used for a car.

Outside

Front garden, driveway providing ample off road parking leading to detached garage. Superb established rear garden with summerhouse, patio area and fantastic open views to the rear.

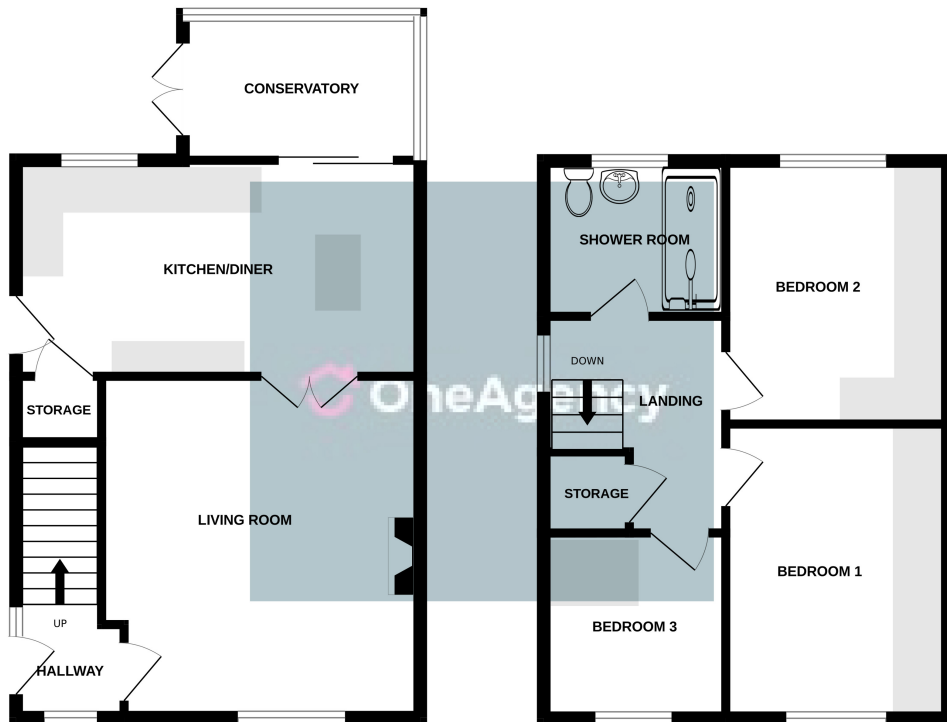
Agents Notes

Staffordshire Moorlands Council Tax Band C



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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