

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Boundary View, Cheadle, Stoke-On-Trent, ST10 1RP

£355,000

- Watch Our Online Video Tour!
  - GF And FF Bathrooms
- Separate Lounge And Dining Room
- Extensive Parking And Driveway
- A Unique Detached House!
- Three Double Bedrooms
- Fully Fitted Kitchen
- Integral Garage

## AN EXCEPTIONAL AND UNUSUAL DETACHED HOUSE!

Whether you are looking for single storey living or a substantial detached family sized house 2 Boundary View can offer you all the options!

This distinctive and unusual property is within walking distance of the centre of the market town of Cheadle and therefore conveniently close to well regarded local schools and shopping facilities.

The interior of the property has been created with a great deal of imagination and the scope and size of the accommodation has to be seen to be appreciated. Your first taste of this will be the amazing reception hall with a galleried landing but the ground floor also boasts a separate lounge and dining room and a well equipped bathroom complete with rain head shower over the bath. There is also a downstairs double bedroom in addition to a well equipped and fully fitted kitchen with integrated appliances.

On the first floor are to be found two further bedrooms and a family sized bathroom. There is a delightful and manageable garden to the rear and an extensive parking area and driveway to the front ideally suited to a family with a motorhome, caravan and/or several cars.

See our online virtual tour and for more information call or e-mail us.



## AMAZING RECEPTION HALL

12'7 x 10'9 (3.84m x 3.28m)

Beautifully tiled floor. Stunning galleried landing. UPVC double glazed front door. Radiator.

## LOUNGE

16'8 x 12'9 (5.08m x 3.89m)

Fitted carpet. Radiator. UPVC double glazed bow window. Feature fireplace with living flame gas fire.

## DINING ROOM

11'1 x 10'8 (3.38m x 3.25m)

Pale timber effect tiled floor. Radiator. UPVC double glazed double doors leading out into the garden.

## BATHROOM

6'5 x 5'10 (1.96m x 1.78m)

Tile effect vinyl flooring. White panelled bath with rain head shower and screen over, low level wc and wash basin within a white fitted unit. Stainless steel centrally heated towel rail radiator. UPVC double glazed window with fitted roller blind. Spotlights.

## BEDROOM THREE

11'10 x 11'2 (3.61m x 3.40m )

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## FULLY FITTED KITCHEN

14'11 x 9'7 (4.55m x 2.92m)

Tiled floor and part tiled walls. A very good range of wall cupboards and base units with a medium timber colour finish together with integrated gas hob, stainless steel cooker hood, eye level double oven, fridge freezer and dishwasher. Plumbing for a concealed washing machine. UPVC double glazed window with fitted vertical blinds. Low level convector radiator.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds.

## BEDROOM TWO

13'6 x 11'2 (4.11m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of built in storage cupboards and wardrobes.

## BATHROOM

8'1 x 6'9 (2.46m x 2.06m)

White suite consisting of a panelled bath with shower and screen over, low level wc and a wash basin within a fitted white unit. Radiator. UPVC double glazed window with fitted venetian blind. Electric shaver socket. Walk in store room with shelving. Part tiled walls.

## BEDROOM ONE

14'11 x 12'2 max (4.55m x 3.71m max)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted roller blinds. Range of fitted wardrobes.

## OUTSIDE

There's a lovely garden to the rear with a paved patio complete with an outside tap and steps up to the lawn, garden shed and Summer House.

To the front of the property is an extensive tarmac and block paved driveway and parking area leading to the property and to the...

## ATTACHED SINGLE GARAGE

Electric roller door. Light and power. Radiator. UPVC double glazed window. Baxi gas combi boiler for central heating and hot water.





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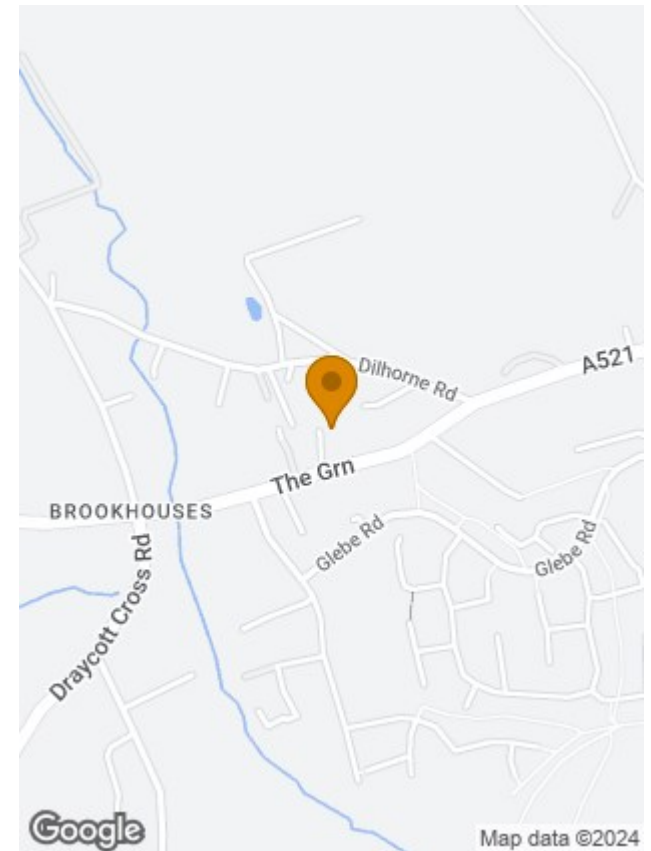


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

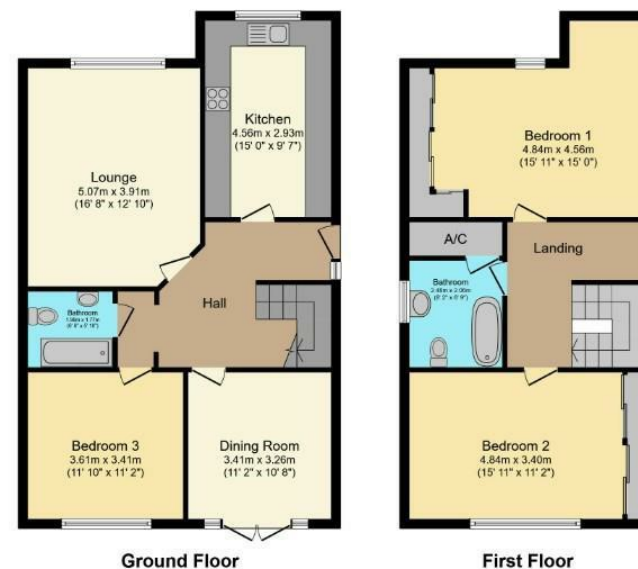
Tenure - Freehold

Council Tax Band - D



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Total floor area 136.2 m<sup>2</sup> (1,466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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