

The Laurels Mallory Way

Cheadle

BURY & HILTON EST 1963
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The Laurels Mallory Way

Cheadle
Staffordshire
ST10 1DA

* A two bedroom semi-detached bungalow situated within this pleasant and popular residential area and within walking distance of Cheadle Town Centre.
* Having gas central heating and Upvc double glazing
* The accommodation briefly comprises of Kitchen, Living Room, Inner Hallway, Two Bedrooms and Bathroom.
* Externally there is a driveway providing off road parking, single detached garage and front and rear gardens laid mainly to lawn.
* An ideal retirement bungalow.
* The property is offered For Sale with no upward chain involved.





Offers Over £149,950

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Leek - 01538 383344

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General Information

Kitchen 11'3" x 8'5" (3.43 x 2.57)
Having a range of wall and base kitchen units and drawers with work surfaces over and stainless steel sink and drainer unit. Tiled splash backs. Plumbing for an automatic washing machine, space for appliances and cooker point. UPVC double glazed windows to the front and side aspect.

Lounge 18'6" x 11'10" (5.66 x 3.63)
Feature fireplace with coal effect gas fire. Radiators. UPVC double glazed window to the front.

Inner hallway
Storage cupboard off. Doors lead into the two bedrooms and bathroom.

Bedroom one 11'8" x 9'3" (3.56 x 2.82)
Radiator. UPVC double glazed window to the rear.

Bedroom two 10'0" x 7'3" (3.05 x 2.21)
Radiator. UPVC double glazed window to the rear.

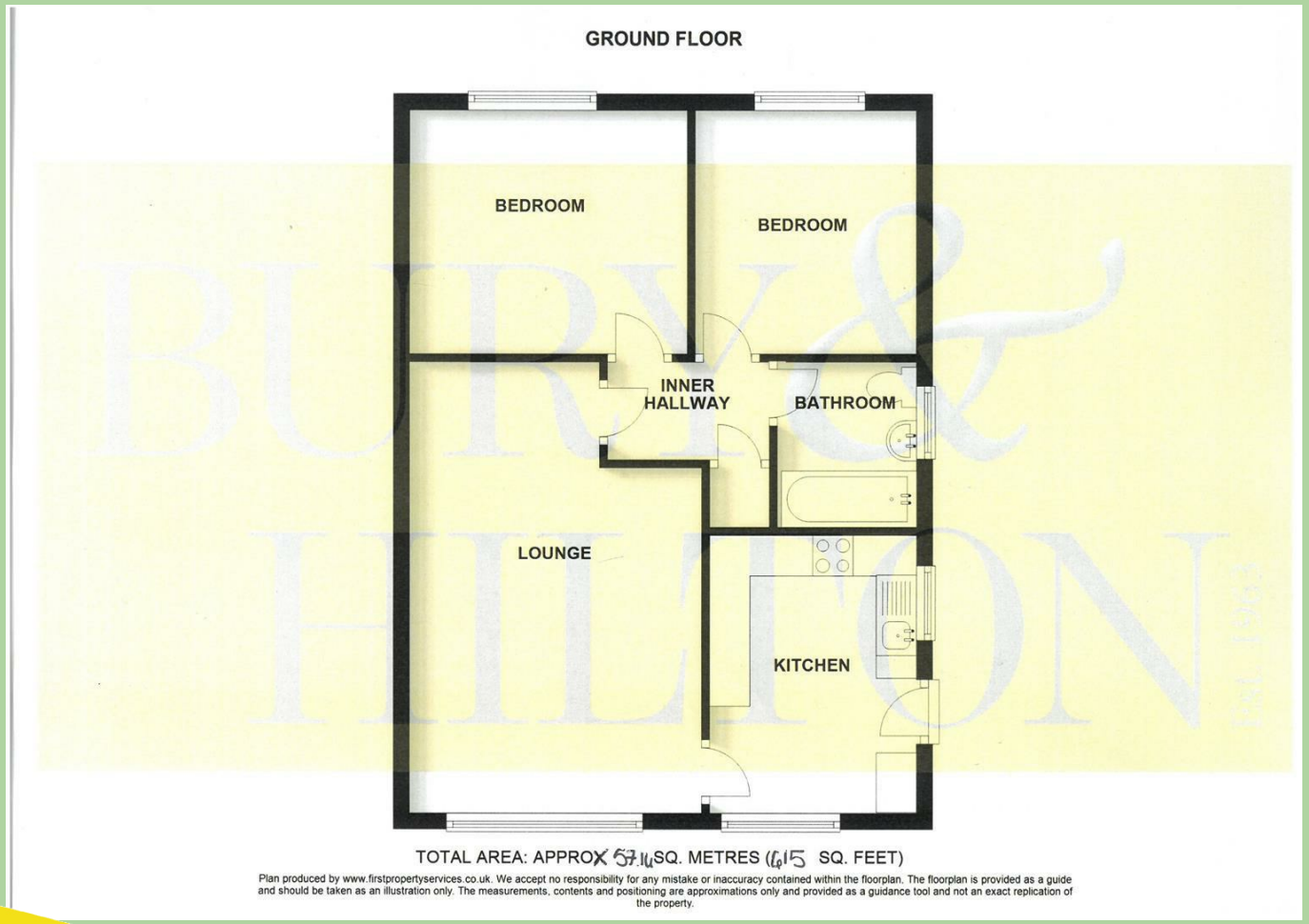
Bathroom
Suite comprising bath with shower over, pedestal wash hand basin and low level W.C. UPVC double glazed obscured

Outside
Gardens to the front and rear. Driveway leading down the siding of the property and providing off road parking. Detached garage to the rear.

Broadband Connectivity
We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale
The property is offered for sale by private treaty.



Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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