daniel & hulme
estate agents

**9 Millstream Close, Cheadle, Stoke-On-Trent, Staffordshire, ST10 1XN**

**Price: £325,000**

- Detached property on a sought after residential area of Cheadle
- Extended and upgraded with GFCH and uPVC DG
- Lounge / Sitting Room / Kitchen /
- Three further bedrooms
- Landscaped garden having decked area with Hot Tub
- Driveway for several cars
- Motivated Seller

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## 9 Millstream Close, Cheadle, Stoke-On-Trent, Staffordshire, ST10 1XN

**Price £325,000**

No. 9 Millstream Close is a wonderful extended property, offering a blend of contemporary and modern living. Situated in a sought-after residential area the property is in a quiet cul-de-sac close to local schools and amenities. Boasting spacious well maintained accommodation, the property also benefits from gas central heating and uPVC double glazing throughout, perfect for families, it combines luxury, convenience, and outdoor enjoyment in one. Having a lounge, sitting room / games room, modern kitchen and a wonderful dining conservatory with valuted ceiling, along with a separate utility to the ground floor. On the first floor is the master bedroom with en-suite facilities, three further bedrooms and the family bathroom. Outside the driveway to the front offers parking for several vehicles, and there is gated access to the side. The fabulous rear garden offers a low maintenance astro-turf area, paved patio areas and a wonderful covered decked area housing the Hot Tub.

### Description

**Entrance Hall:**
uPVC Composite door to the front aspect. Radiator,

**Cloakroom:**
A suite with low level w.c and wash basin. Heated towel rail. Laminate floor covering. Storage unit.

**Lounge:** 15' 11'' x 14' 5'' (4.85m x 4.39m)
Feature surround with inset electric fire. Wall light points. Coved ceiling. Understairs storage. Radiator. Window to the front elevation.

**Kitchen:** 14' 5'' x 8' 3'' (4.39m x 2.52m)
A full range of modern wall and base units providing storage. Inset sink unit and mixer tap with tiled splashbacks. Integrated double oven with electric hob and extractor unit over. Recessed spotlights. Radiator. Laminate flooring. Window through to the dining room / conservatory.

**Dining Room / Conservatory:** 10' 11'' x 12' 6'' (3.33m x 3.82m)
A wonderful space with glazing to the rear and side elevations with patio doors out to the side, Laminate flooring. Vaulted ceiling with Velux windows and recessed spotlights.

**Utility:** 7' 2'' x 6' 6'' (2.18m x 1.98m)
A range of units with inset sink unit, and plumbing for an automatic washing machine. Laminate flooring. Door out to the rear garden.

**Sitting Room / Study:** 16' 8'' x 6' 11'' (5.08m x 2.11m)
Radiator. Recessed ceiling spotlights. Window to the front elevation. Access from the utility room and also the main hallway.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

## 9 Millstream Close, Cheadle, Stoke-On-Trent, Staffordshire, ST10 1XN

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**First Floor Landing:**
Airing cupboard off. Access to the loft space.

**Bedroom One:** 7' 1'' x 18' 7'' (2.16m x 5.66m)
Radiator. Access to loft area. Window to the front elevation.

**En-Suite:** 7' 2'' x 4' 5'' (2.18m x 1.35m)
A suite with a double sized shower cubicle, pedestal wash hand basin and low level W.C. Laminate flooring. Towel radiator. Recessed ceiling spotlights. Obscure glazed window to the rear elevation.

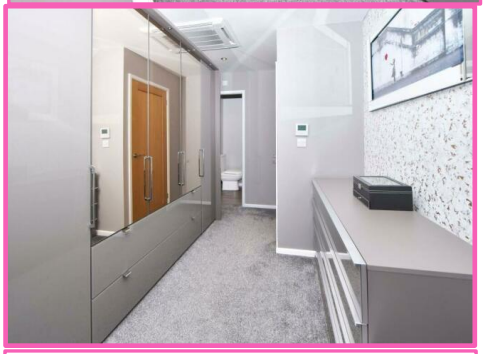
**Bedroom Two:** 7' 9'' x 13' 0'' (2.36m x 3.96m)
Built-in wardrobes, Radiator. Window to the front elevation,

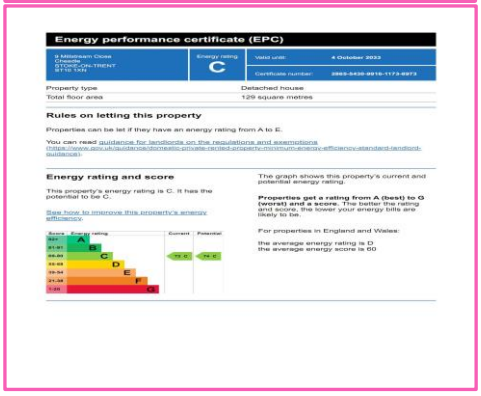
**Bedroom Three:** 10' 11'' x 7' 7'' (3.33m x 2.31m)
Wall mounted air conditioning unit. Radiator. Window to the rear elevation.

**Bedroom Four:** 9' 11'' x 6' 1'' (3.02m x 1.85m)
Built-in cupboard. Radiator. Window to the front elevation.

**Family Bathroom** 6' 4'' x 6' 1'' (1.92m x 1.85m)
A suite comprising of a panelled bath with electric shower over and screen. Tiled walls. recessed spotlights. Low level W.C. Vanity sink based on storage unit with mirrored cabinet over. Towel radiator. Obscure glazed window to the rear elevation.

**Outside:**
To the front of the property there is a driveway providing ample off street. Gated side access leading to the rear garden. The rear garden offers something for everyone, there is a paved patio area for outside dining. A low maintenance astro-turf area, and a raised covered decked area housing a Hot Tub, and suitable for garden furniture. Courtesy garden lighting.



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