



## 71 Mill Road, Cheadle

£150,000 Freehold

Within close proximity to Cheadle town centre, parks, local amenities and schools along with excellent travel links.

- The ground floor accommodates a living room, dining room, galley kitchen, hallway and family bathroom.
- The first floor houses two double bedrooms one of which includes storage over the stairs.
- The rear garden consists of brick paved seating area and is laid to lawn with wooden flower beds and brick shed.
- Two bedroom terraced property with on road parking and rear garden.





Hungry home hunters, we have done it again...

Located within walking distance of Cheadle town centre is a two bedroom terraced property, surrounded by local parks, schools and amenities. This home is ideal for first time buyers or investment buyers, actually it really is perfect for any buyers!! As you enter through the front door you will enter the living room with electric fire and neutral decor, followed by the dining room complete with storage cupboard and stairs to the first floor. From here you will enter the galley kitchen with wooden shaker style cabinets and laminate worktop, a hallway with storage cupboard is located at the rear of the property along with the modern family bathroom with shower over bath and access to the rear garden. The first floor accommodates two spacious bedrooms one of which houses a storage cupboard over the stairs. Outside we have a pretty rear garden which is mainly laid to lawn, with patio area perfect for al fresco dining along with a large storage shed ideal for those garden bits and bobs! Ideally situated close to Cheadle Town Centre which is home to a number of independent shops, great local schools along with beautiful countryside walks right on your doorstep!



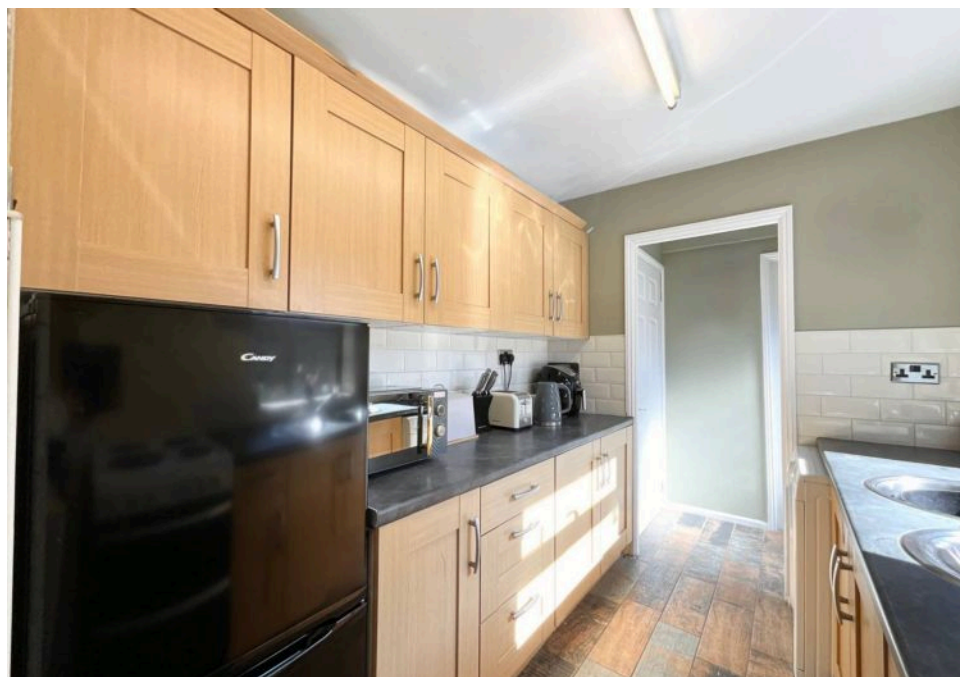
Terraced two bedroom property walking distance from Cheadle town centre, close to local amenities and a short drive away from the local Staffordshire countryside.

Council Tax band: A

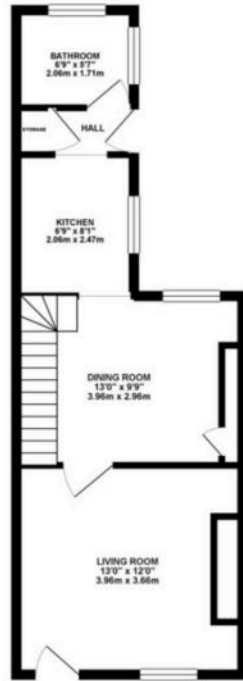
Tenure: Freehold

EPC Energy Efficiency Rating: D

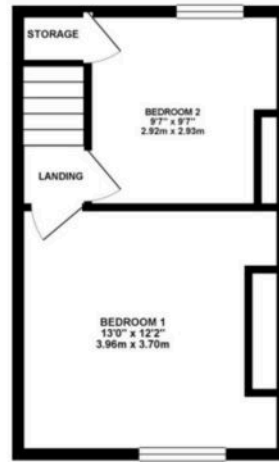
EPC Environmental Impact Rating: D



GROUND FLOOR 392.71 sq. ft.  
( 36.48 sq. m. )



1ST FLOOR 283.13 sq. ft.  
( 26.30 sq. m. )



TOTAL FLOOR AREA : 675.85 sq. ft. ( 62.79 sq. m. ) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any proposed purchase. The various, symbols and quantities shown here are not intended to be a guarantee, as to their compliance or otherwise with the plan. (Scale with floorplan 80:20)



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