Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



5 Graffam Grove, Cheadle, Stoke-On-Trent, ST10 1SP

£270,000

- Great Value For Money!
- Four Bedrooms
- GF Cloaks/Wc
- Block Paved Driveway
- A Detached House
- UPVC Double Glazing & Gas Central Heating
- Great Potential!
- Integral Garage (Potential For Extra Living Accommodation)

FOUR BEDROOMS AND POSSIBLY THE BEST VALUE IN CHEADLE!

This detached house really does offer very good accommodation for a family and yet there is still considerable potential to add value.

The property has new fitted carpets to many rooms as well as a UPVC double glazing and gas central heating. There's a double width block paved driveway at the front and a rear garden that faces due west but there's no doubt that the kitchen and bathroom offer scope for updating.

If you're looking for an affordable four-bedroom family-sized home in a really good location then this has to be it!

For more information call or e-mail us.





GROUND FLOOR

PORCH
5'9 x 4'9 (1.75m x 1.45m)
UPVC double glazed front door and window. Laminate flooring. Door leading into the...

ENTRANCE HALL
Grey vinyl flooring. Double radiator. Stairs to the first floor.

CLOAKROOM/WC
Vinyl flooring. Radiator. White low level wc and wash basin. UPVC double glazed window.

LOUNGE
14'10 x 12'6 (4.52m x 3.81m)
New fitted carpet. Double radiator. Feature fireplace with gas fire. UPVC double glazed bow window. Open archway leading into the...

DINING ROOM
12'6 x 8'8 (3.81m x 2.64m)
New fitted carpet. Double radiator. UPVC double glazed patio doors leading out to the garden.

KITCHEN
12'2 x 8'9 (3.71m x 2.67m)
Range of wall cupboards and base units with a natural timber finish. Part tiled floors. Vinyl flooring. Double radiator. UPVC double glazed window with fitted roller blind. Door leading into the...

HALLWAY/UTILITY ROOM
UPVC double glazed doors to both front and rear and with a UPVC double glazed window. Plumbing for washing machine. Space for washer, dryer, freezer and coats. Useful walk in storage cupboard.

FIRST FLOOR

LANDING
Approached by an interesting staircase with half landing. UPVC double glazed window. Fitted stair and landing carpet. Airing cupboard with insulated hot water cylinder and electrical immersion heater. Access to the loft.

BEDROOM ONE
14'8 x 10'11 (4.47m x 3.33m)
New fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes/storage cupboards.

BEDROOM TWO
11'11 x 8'9 (3.63m x 2.67m)
Laminate look vinyl flooring. Double radiator. UPVC double glazed window. Built in wardrobes/storage cupboard.

BEDROOM THREE
9'2 x 8'8 (2.79m x 2.64m)
New fitted carpet. Double radiator. UPVC double glazed window.

BEDROOM FOUR
8'11 x 8'8 (2.72m x 2.64m)
New fitted carpet. Double radiator. UPVC double glazed window. Built in storage cupboard.

BATHROOM/WC
7'3 x 6'3 (2.21m x 1.91m)
Laminate look vinyl flooring. Radiator. Part tiled walls. White suite. UPVC double glazed window.

OUTSIDE
There's a two car width paved driveway at the front of the house together with a lawn that could provide extra parking space/driveway if required.

The enclosed rear garden faces west and has a lawn, paved patio and external power socket.

INTEGRAL SINGLE GARAGE
17'3 x 7'10 internal measurements (5.26m x 2.39m internal measurements)
Light and power. Gas central heating boiler, which we understand is regularly serviced.

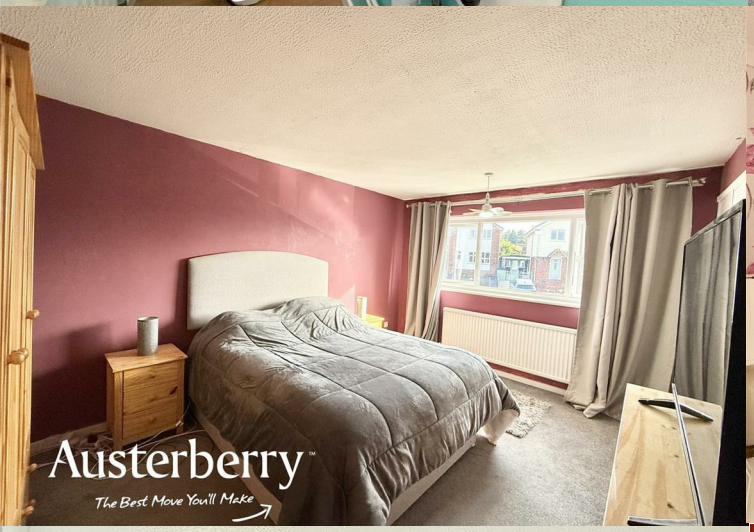







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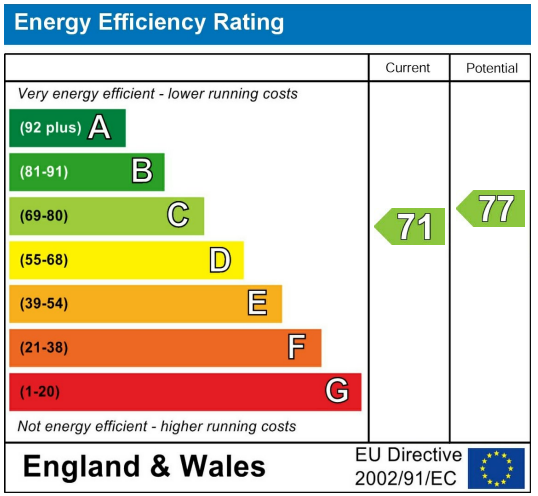

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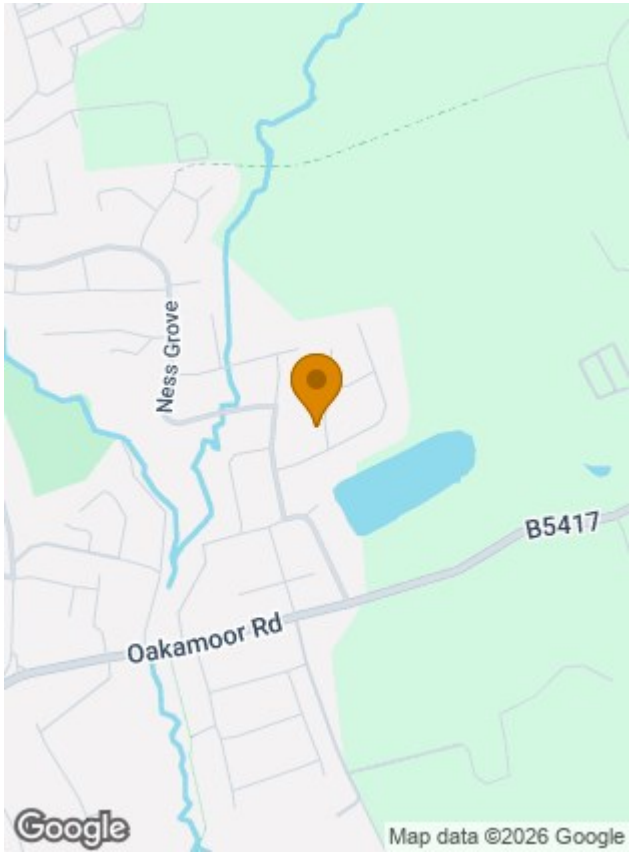

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
77
England & Wales
EU Directive 2002/91/EC


Ness Grove
B5417
Oakamoor Rd
Google
Map data ©2026 Google

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.

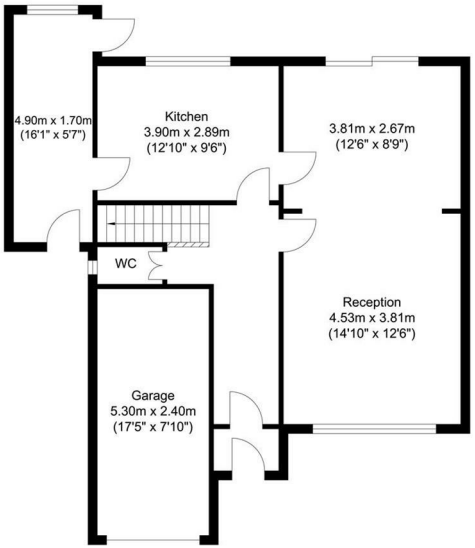
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

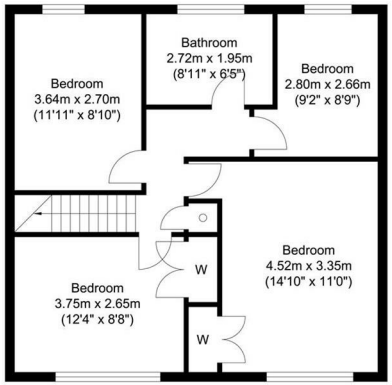
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

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

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