



5 Augustus Way Cheadle, Stoke on Trent, ST10 1FS

*** BEAUTIFULLY PRESENTED *** THREE BEDROOMS *** OFF ROAD PARKING *** PERFECT FOR FIRST TIME BUYERS, FAMILIES OR BUY TO LET INVESTMENT ***

This modern three bedroom semi detached home is ideally situated on a quiet development within close proximity to Cheadle Town Centre, its outstanding schools, shops and amenities.

The property is well presented throughout, and boasts off road parking, front and rear gardens and an ensuite to the master bedroom.

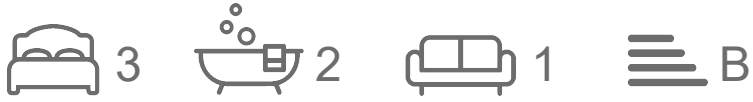
In brief, the property comprises entrance hall, WC, kitchen diner and living room to the ground floor, and three bedrooms, an ensuite to the master and a family bathroom to the first floor.

An early viewing is highly recommended to appreciate this lovely home!

Offers Over £220,000

5 Augustus Way

Cheadle, Stoke on Trent, ST10 1FS



Entrance Hall

Kitchen Diner

WC

Living Room

Landing

Master Bedroom

Ensuite

Bedroom

Bedroom

Bathroom

Outside

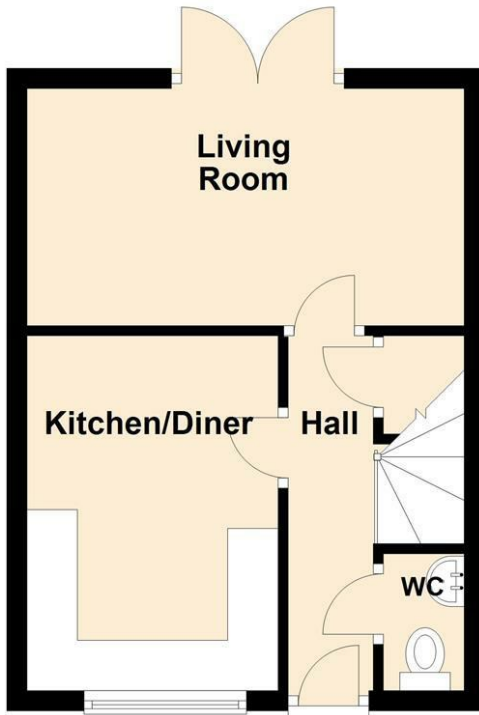


[Directions](#)

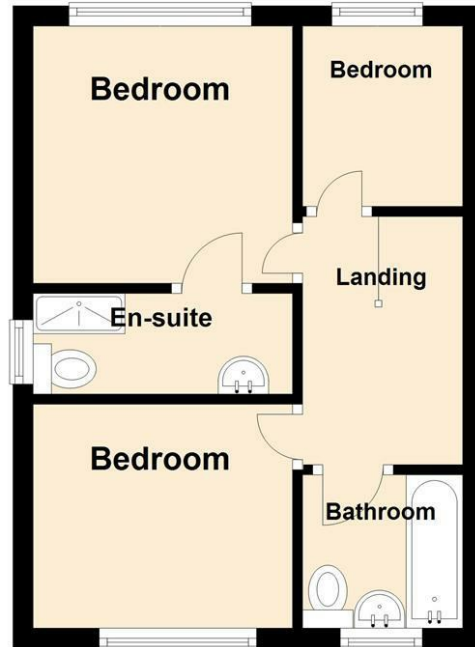


Floor Plan

Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	