



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

69 Derby Street, Leek, Staffordshire, ST13 6JL

T: 01538 373308

F: 01538 399653

enquiries@grahamwatkins.co.uk

www.grahamwatkins.co.uk

Oaklea, Threapwood, Cheadle, ST10 4RA



Oaklea offers a good sized double fronted and detached property, in Threapwood, on the outskirts of Cheadle. The property benefits from front and rear gardens, off road parking and double glazing throughout. Accommodation briefly comprises two reception rooms, good sized kitchen and utility to the ground floor. To the first floor there are three bedrooms and family bathroom. In need of some modernisation, Oaklea has large potential to become a lovely family home.

Viewing recommended to appreciate opportunity available.

Price £300,000

(Subject To Contract)

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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Situation

Located on the outskirts of Cheadle, the property is situated in a good sized plot and is within close proximity of Alton, Tean, Uttoxeter and Cheadle.

Directions

From Leek, take the A523 Ashbourne Road and continue for approximately 4.4 miles. Turn right at Bottomhouse crossroads and proceed along the B5053 High Street and through Ipstones village. After approximately 4 miles, turn right onto the A521 Churnet Valley Road. After 0.8 miles, turn left onto Lockwood Road. At the end of the road, turn right onto Oakamoor Road, then turn left onto Hares Lane. At the end of the road, turn left onto the B5032 and the property will be found after a short distance on the right hand side, indicated by our For Sale board.

Accommodation Comprises

A uPVC double glazed front entrance door leads into the hallway with fully fitted carpet; ceiling light point and stairs to the First Floor.

Dining Room 3.960 x 3.033 (13'0" x 9'11")

With fully fitted carpet; uPVC double glazed window to the front aspect; radiator; electrical points; wall lights and ceiling light point.



Living Room 3.975 x 3.650 (13'1" x 12'0")

Having fully fitted carpet; uPVC double glazed windows to the front and side aspects; multi fuel log burner that can burn coal or wood set in the chimney breast; radiator; electrical points; aerial point and ceiling light point.



Kitchen 2.968 x 3.600 (9'9" x 11'10")

A good sized kitchen which benefits from tiled flooring; part tiled walls; uPVC double glazed windows to the side aspect and rear garden; space for appliances; radiator; electrical points and ceiling strip light.

The suite comprises a range of wooden base units with formica work surfaces; inset one and a half sink with drainer unit and mixer tap. Access to a pantry with continued tiled floor; shelving and lighting.





Utility 2.866 x 2.079 (9'5" x 6'10")

With tiled floor; three uPVC double glazed windows to the front and side aspects; radiator; heated towel rail; electrical points; ceiling strip light and ceiling light point. Access to a W.C and wall mounted wash hand basin.

Stairs to the First Floor

With fully fitted carpet; electrical points and ceiling light point.

Bedroom One 3.942 x 3.040 (12'11" x 10'0")

With fully fitted carpet; uPVC double glazed window to the front aspect; radiator; integrated storage; electrical points and ceiling light point.



Bedroom Two 1.849 x 2.973 (6'1" x 9'9")

With fully fitted carpet; uPVC double glazed windows to the side and rear aspect; radiator; electrical points and ceiling light point.



Master Bedroom 3.951 x 3.475 (13'0" x 11'5")

Having fully fitted carpet; uPVC double glazed window to the front aspect; radiator; integrated storage; electrical points; wall lights; ceiling light point and loft access.



Family Bathroom 2.177 x 1.683 (7'2" x 5'6")

Having fully fitted carpet; uPVC obscured double glazed window to the rear aspect; part tiled walls; heated towel rail; extractor fan and ceiling light point and airing cupboard housing the water cylinder. The peach suite comprises a low level W.C; panel bath with Triton shower over and wash hand basin set in a vanity unit.



Outside

To the front of the property there is a patio garden with flower beds; off road parking and access to the rear garden.

To the rear of the property there is a flagged patio area and lawn area with access to three storage sheds.



Council Tax Band

We believe the property is in band D

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We believe the property is connected to mains electric, water and phone line. Drainage is by private means and a septic tank is at the bottom of the garden.

The multi fuel log burner runs the heating and hot water.

The property benefits from solar panels on the roof which supply electric for the property.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Viewings

By prior arrangement through Graham Watkins & Co.

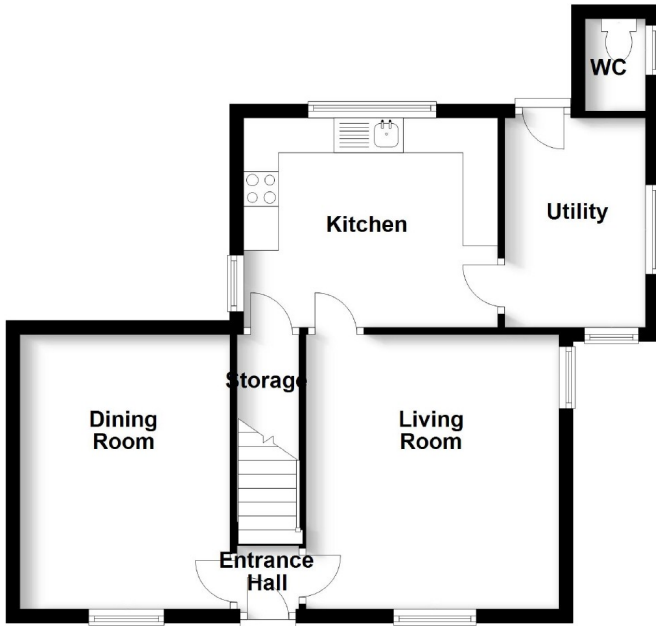
Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water,

whether or not referred to in these stipulations, the particulars or special conditions of sale.

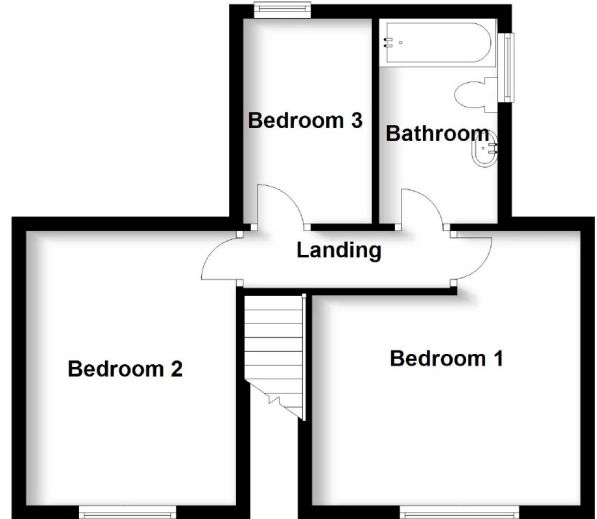
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 88.5 sq. metres (953.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Performance Certificate



Oaklea, Alton Road, Cheadle, STOKE-ON-TRENT, ST10 4RA

Dwelling type: Detached house

Date of assessment: 08 July 2014

Date of certificate: 08 July 2014

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Reference number: 0888-8060-7203-2654-4984

Type of assessment: RdSAP, existing dwelling

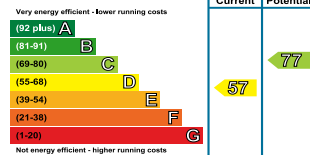
Total floor area: 96 m²

Estimated energy costs of dwelling for 3 years:	£ 3,393
Over 3 years you could save	£ 576

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 183 over 3 years	
Heating	£ 2,586 over 3 years	£ 2,328 over 3 years	
Hot Water	£ 471 over 3 years	£ 306 over 3 years	
Totals	£ 3,393	£ 2,817	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 305
2 Low energy lighting for all fixed outlets	£75	£ 121
3 Solar water heating	£4,000 - £6,000	£ 152

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.