



1 Mill Grove

Cheadle, Stoke-On-Trent, ST10 1NF

Abode are delighted to present this superb three bedroom detached family home, occupying a generous corner plot with exciting potential to extend (subject to the relevant permissions).

Situated in a highly sought-after location, the property enjoys convenient access to Cheadle Town Centre and its excellent range of shops, schools, and local amenities.

This well proportioned home offers a wealth of potential for modernisation and personalisation, making it perfect for those looking to upsize, downsize, or create their forever home.

The current accommodation comprises: a welcoming entrance hallway, a spacious lounge flowing into the dining room, kitchen, separate utility room, downstairs WC, and a garage. To the first floor are three well sized bedrooms and a family bathroom.

Offers In The Region Of £270,000

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- Three bedroom detached home
- Set on a larger than average corner plot
- Potential to extend subject to relevant permissions
- Garage and off road parking
- Sought after location
- Generous living accommodation

Entrance Porch

Bathroom

Entrance Hallway

Garage

Living Room

Outside

Dining Room

Kitchen

Utility

WC

Landing

Master Bedroom

Bedroom

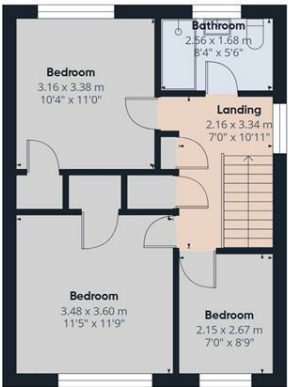
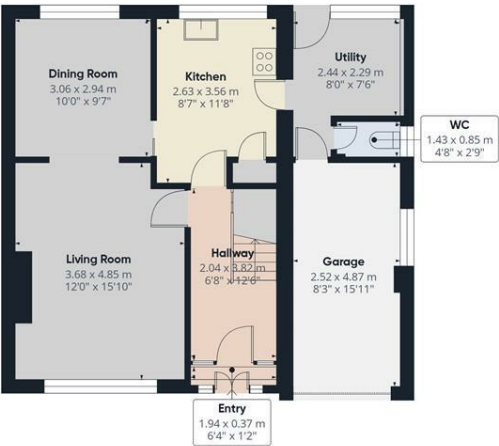
Bedroom



Directions



Floor Plan



Approximate total area[®]
109.4 m²
1178 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 firms 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		
(81-91) B		
(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		