



## 5 Mill Grove, Cheadle

£250,000 Freehold

Not just your 'run of the MILL" home, a well appointed 3 bedroom semi-detached home close to Cheadle town centre • Fabulous room sizes throughout with fitted wardrobes to all three bedrooms and contemporary shower room! • A great layout including through lounge diner with breakfast kitchen, utility and Guest WC • Ample off road parking with a large block paved driveway and attached single garage • Cheadle is a market town with great schools, independent shops and countryside walks right on your doorstep!



Is home hunting becoming tiring? Are you struggling to see the wood for the trees? Well here at James Du Pavey we like to make life a little bit easier so let me introduce you to Mill Grove, a fabulous three bedroom semi-detached home which truly is not your "run of the MILL" home! Sitting proudly on a generous plot with large block paved driveway to the front, come on in and we'll show you exactly what we mean! A useful entrance porch leads neatly into the welcoming entrance hallway, giving ample room to take those coats and shoes off. To the front of the home is a light living room with feature gas fireplace, the living room is open to the dining room which leads into a sunny conservatory. The breakfast kitchen is fitted with cream shaker style cupboards, grey laminate worktops with built in oven and ample storage space. The current owners cleverly added an extension to the back of the attached garage which adds on a handy utility area and Guest WC with access to the back garden. Up on the first floor we have two generous double bedrooms with bespoke fitted wardrobes, a third single room which again has bespoke fitted wardrobes completed with a contemporary shower room with WC, sink unit including storage and enclosed shower unit. Outside the home has a lovely rear garden which is mainly laid to lawn with a patio area perfect for al fresco dining, with wooden shed for those garden bits and bobs. The home has been well loved by the same owners for a number of years and is immaculately kept, just waiting for the next owners to put their own stamp on. Mill Grove is a quiet cut-de-sac located just a stone's throw from the heart of Cheadle which is a picturesque market town, home to a number of renowned schools. Cheadle is on the doorstep of the Peak District, with neighbouring Dimmingsdale and Churnet Valley providing beautiful countryside walks right on your doorstep. See I told you didn't!! We like to make life easy!



Fabulous 3-bed semi-detached with large driveway. Light living room, dining room, conservatory, breakfast kitchen, utility, guest WC, rear garden. Quiet cul-de-sac near Cheadle town & Peak District. Council Tax band: B

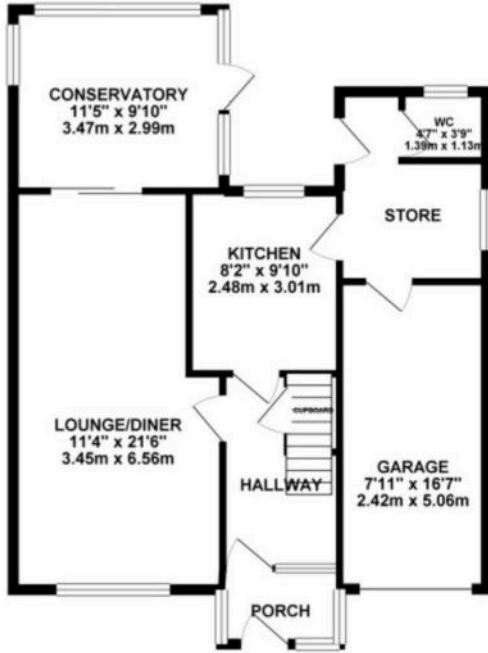
Tenure: Freehold

EPC Energy Efficiency Rating: D

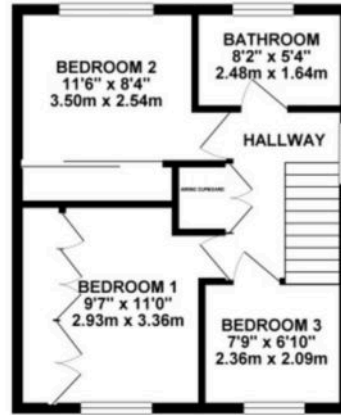
EPC Environmental Impact Rating:



GROUND FLOOR 723.94 sq. ft.  
(67.26 sq. m.)



1ST FLOOR 381.65 sq. ft.  
(35.46 sq. m.)



TOTAL FLOOR AREA: 1105.59 sq. ft. (102.71 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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