6 Coalport Close, Cheadle, Staffordshire ST10 1DS

Offers around £259,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

An established detached home, lovingly maintained over the years and now offered to the market with no upward chain, presenting an excellent opportunity for a range of buyers. Ideal for first-time buyers, small families or those looking to downsize, the property enjoys a pleasant position within a quiet cul-de-sac setting overlooking a green.
The accommodation briefly comprises an entrance hall with cloakroom, leading through to a spacious lounge/dining room extending the full depth of the property, complete with patio doors opening onto the rear garden. The kitchen is appointed with a range of units and integrated appliances, and also benefits from a courtesy door to the side elevation.
To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and dressing area, along with a family bathroom fitted with a modern white suite.
The property has clearly been well cared for, however offers exciting potential for a purchaser to update and personalise to their own taste.
Externally, the property benefits from ample off-road parking via a sweeping driveway to the front, while the enclosed rear garden features a lawned area, established flower borders, and a variety of useful outbuildings including a detached garage, greenhouse and shed.

The Accommodation Comprises

Entrance Hall
6'7" x 5'3" (2.01m x 1.60m)
Entered via a uPVC front door, the welcoming entrance hall provides access to all ground floor accommodation and features two radiators. Stairs rise to the first floor, creating a bright and practical central space.

Cloakroom
6'2" x 2'7" (1.88m x 0.79m)
Accessed discreetly via a doorway from the hall, with a step down, the cloakroom comprises a low-level WC and wash hand basin. A privacy window provides natural light, and there is useful built-in storage beneath the stairs.

Kitchen
7'3" x 12'3" (2.21m x 3.73m)
Well-appointed with a comprehensive range of attractive wooden wall and base units, complemented by generous work surface space and tiled splashbacks. It is equipped with a Belling oven, five-ring gas hob and extractor hood over, along with plumbing for an automatic washing machine. Further benefits include a radiator and easy-care vinyl flooring, creating a practical yet inviting space ideal for everyday living.

Lounge/ Dining Area
21'9" x 10'11" (6.63m x 3.33m)
A generously proportioned lounge/dining room extending the full length of the property, offering an abundance of natural light. A large uPVC window to the front enjoys pleasant views over the green, while patio doors to the rear open out onto the garden, creating an ideal space for both relaxing and entertaining. The room is centred around an attractive focal gas fire with marble inset and stone-effect Adam-style surround, with ample space to accommodate a family dining table.

Landing
Stairs rise up to the First Floor where there is a window and loft access.

Master Bedroom
11'0" x 9'6" (3.35m x 2.90m)
A well-proportioned principal bedroom featuring a full range of fitted wardrobes with a dedicated dressing area, providing excellent storage. Freestanding bedside cabinets may be included within the sale, subject to negotiation. The room also benefits from a radiator and a window allowing for natural light.

Bedroom Two
11'1" x 10'11" (3.38m x 3.33m)
A further well-proportioned double bedroom positioned to the front of the property, benefiting from a uPVC window allowing for plenty of natural light, along with a radiator.

Bedroom Three
7'2" x 8'1" (2.18m x 2.46m)
A well-sized third bedroom featuring a built-in storage cupboard housing the property's boiler. The room also benefits from a uPVC window providing natural light and a radiator.

Bathroom
7'5" x 4'10" (2.26m x 1.47m)
The bathroom is fully tiled and comprises a panelled bath with electric shower and shower rail over, a wash hand basin set within a vanity unit, and a low-level WC. The space is designed for practicality and ease of maintenance, making it ideal for everyday use.

Outside
The property occupies a pleasant position within a quiet cul-de-sac, set at the head of the hammerhead and approached via a block-paved driveway. It enjoys an attractive outlook to the front over a well-maintained green, with ample off-road parking available to both the front and side.
The rear garden is equally impressive, offering a well-kept lawn alongside a generous block-paved patio which extends from the side to create an excellent seating and entertaining space. A pathway leads to the top of the garden, where established flower borders add colour and interest. The outdoor space is further enhanced by a detached garage, greenhouse, and useful storage shed.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

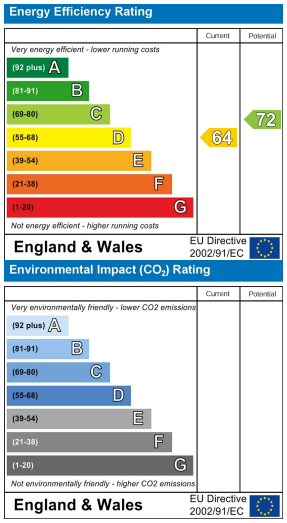
Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

GROUND FLOOR
APPROX. 565.4 SQ. FEET

FIRST FLOOR
APPROX. 386.7 SQ. FEET

TOTAL AREA: APPROX. 952.1 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.



19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natashaford@kevinfordandcoltd.co.uk
www.kevinfordandco.co.uk

Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents &Valuers