



3 Ash Tree Hill, Cheadle, Staffordshire ST10 1UQ
Offers around £250,000



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

We are delighted to offer FOR SALE this fantastic detached house boasting versatile living space to the ground floor with ample upper floor accommodation! Whilst the property may benefit from some further upgrading there happens to be the benefit of UPVC double glazing and gas central heating.

In brief, the property comprises of a storm entrance porch, reception hallway, handy downstairs cloakroom, spacious through lounge/ diner, sun room/conservatory and a fitted kitchen with breakfast area. Stairs rise up to the first floor where there are **THREE BEDROOMS and a family bathroom. Externally the property benefits from ample off-road parking via the tarmacadam driveway. Gated side entries provide access to the rear garden where there is a stone paved patio area, well stocked flower beds and an Attached Garage with power and lighting to the side. The property is situated on quiet cul-de-sac location reasonably close to local schools and amenities. Those needing to commute will have little concern due to the conveniently accessible A50, A500 and M6 road links are easily accessible.**



The Accommodation Comprises

Entrance Porch

2'6" x 3'10" (0.76m" x 1.17m")

The entrance porch is UPVC double glazed and has a tiled floor.

Entrance Hall

11'7" x 7'8" (3.53m" x 2.34m")

On entrance via UPVC double glazed door there is a single radiator and access to the downstairs living accommodation.

Cloakroom

6'3" x 3'5" (1.91m" x 1.04m")

Located just off the hallway and offering a wash hand basin, low flush W.C., single radiator and privacy UPVC window.

Lounge/Dining Room

23'3" x 11'1" (7.09m" x 3.38m")

The through lounge diner offers a large spacious room having the benefit of an Adam style fireplace with marble inset & hearth which houses the coal effect electric fire. In addition there are two radiators, a large UPVC double glazed window overlooking the front aspect and Aluminum sliding patio doors giving access into the Conservatory/Sunroom.

Conservatory/Sun Room

4'6" x 9'2" (1.37m" x 2.79m")

2 UPVC double glazed windows and a UPVC rear entrance door which opens out onto the patio and garden.

Breakfast Fitted Kitchen

11'9" x 16'5" (3.58m" x 5.00m")

The kitchen is fitted out with a good range of high and low level fitted kitchen units and ample work surface over incorporating an inset stainless steel sink. Built into the units area an electric double oven, hob and extractor hood. The room has enough space to accommodate a family dining area and lastly there is a built in storage cupboard off.

Rear Entrance Porch

UPVC double glazed rear entrance door, UPVC double glazed window.

Stairs Lead From The Entrance Hall To:

First Floor Landing.

Landing

Single radiator, UPVC double glazed window, access to roof void, airing cupboard with hot water cylinder.

Master Bedroom

8'9" x 16'5" (2.67m" x 5.00m")

The master is of good size benefiting from having two UPVC double glazed windows and a single radiator.

En-Suite

5'9" x 8'4" (1.75m" x 2.54m")

Comprising: A corner shower cubicle with electric shower, pedestal wash hand basin and low flush W.C. There is a single radiator, fully tiled walls and a UPVC double glazed window.

Bedroom Two

12'5" x 11'2" (3.78m" x 3.40m")

Another double sized room having a single radiator, UPVC double glazed window.

Bedroom Three

10'5" x 11'2" (3.18m" x 3.40m")

Single radiator, UPVC double glazed window.

Family Bathroom

7'11" x 8'4" (2.41m" x 2.54m")

The Suite Comprises of a panel in bath, pedestal wash hand basin and low flush W.C.. The room offers a single radiator, UPVC double glazed window and is fully tiled.

Outside

The front of the property offers off street parking space via a tarmac drive which also gives access to an Attached Garage (see below for details). To the side of the driveway there is a lawned frontage enclosed by a well established hedgerow which adds extra privacy. The rear is mainly paved with stone slabs and has a variety of established flower beds. The rear garden is fully enclosed by a concrete post and timber panelled fence.

Attached Garage

19'3" x 8'5" (5.87m" x 2.57m")

Metal up and over door. Light and power. Wall mounted gas central heating boiler.

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.





