



**32 Tean Road, Cheadle, Staffordshire ST10 1LQ**  
**Offers in the region of £239,950**



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



Brimming with character and finished to an exceptional standard, this beautifully presented three-bedroom semi-detached home offers the perfect balance of traditional charm and contemporary living. Thoughtfully upgraded throughout by the current owner, it's an ideal choice for first-time buyers or anyone seeking a home that's as stylish as it is welcoming. Step through the front door into a warm and inviting entrance hall that sets the tone for the rest of the home. To the front, the cosy lounge features a striking exposed brick fireplace and a multi-fuel burner – the perfect spot to unwind on chilly evenings. The real heart of the home lies in the stunning open-plan kitchen and sitting area to the rear. With soft baby blue shaker-style units, quality built-in appliances, and generous space for both dining and relaxing, this space effortlessly caters to family life and entertaining alike. Upstairs, you'll find three well-proportioned bedrooms, each tastefully decorated, along with a sleek, modern bathroom complete with a contemporary white P-shaped suite and shower over the bath – perfect for busy mornings or a relaxing soak. Outside, the home continues to impress. A tarmac driveway offers convenient off-road parking, while the rear garden is a true highlight – featuring a manicured lawn, a paved patio for al fresco dining, and a brilliant entertaining area at the far end. Complete with a built-in bar, covered shelter, and bespoke seating, it's the ideal space for summer gatherings, BBQs, or simply relaxing with friends. This is more than just a house – it's a home full of warmth, charm, and personality. Early viewing is highly recommended to appreciate everything it has to offer.



## The Accommodation Comprising:

### Entrance Hall

20'5" x 6'5" (6.22m x 1.96m )

A welcoming hallway featuring stylish laminate flooring and a modern corporate front entrance door with an adjacent side window, allowing natural light to brighten the space. The hall benefits from two cast iron feature radiators, combining classic charm with efficient heating. A uPVC window provides additional light and ventilation. Practicality is enhanced by an understairs cupboard, offering useful storage space and maintaining a clean, uncluttered feel.

### Lounge

15'8" x 10'1" (4.78m x 3.07m )

A warm and inviting lounge featuring a charming brick feature fireplace with a solid wooden mantle, housing a multifuel log burner—perfect for cosy evenings. A large UPVC window allows ample natural light to fill the space, enhancing the room's comfortable and homely atmosphere.

### Kitchen

12'1" x 16'7" (3.68m x 5.05m)

A beautifully presented baby blue shaker-style kitchen featuring a sleek inset stainless steel sink with mixer tap, set into elegant quartz work surfaces. The kitchen is well-equipped with a range of high and low level fitted units, offering ample storage and a timeless aesthetic. Integrated appliances include a built-in electric double oven, gas hob with extractor hood, and a fridge/freezer for convenience. Finished with durable laminate flooring and a uPVC window providing natural light, this kitchen is both stylish and functional.

### Utility Room

7'4" x 2'5" (2.24m x 0.74m)

A practical and well-organised utility room featuring plumbing for an automatic washing machine and a wall-mounted Ideal combination boiler. The space is finished with tiled flooring for easy maintenance, making it a convenient and functional addition to the home.

### Sitting Area

11'7" x 8'5" (3.53m x 2.57m)

A bright and airy sitting room open plan off the kitchen, featuring double uPVC patio doors that open onto the outdoor space, complemented by an additional uPVC window for plenty of natural light. Finished with the stylish laminate flooring which flows through and a characterful cast iron feature radiator, this room offers a perfect blend of comfort and charm—ideal for relaxing or entertaining.

### First Floor

Stairs rise from the Entrance Hall leading to the:

### Landing

Offered with a side uPVC window and access to the roof void.

### Bedroom One

11'9" x 8'5" (3.58m x 2.57m)

A comfortable double bedroom featuring a radiator for warmth and a uPVC window that provides natural light and ventilation. A bright and versatile space, ideal for use as a principal bedroom.

### Bedroom Two

12'1" x 8'5" (3.68m x 2.57m)

A well-proportioned bedroom featuring a radiator and a uPVC window, offering a light and comfortable space suitable for a guest room or child's room.

### Bedroom Three

12'0" x 8'0" (3.66m x 2.44m)

A bright and functional bedroom featuring a radiator and a uPVC window, ideal as a single bedroom, nursery, or study space.

### Bathroom

8'8" x 7'11" (max) (2.64m x 2.41m (max) )

A stylish and contemporary bathroom fitted with a modern P-shaped bath and electric shower over, complete with a curved side screen for comfort and convenience. The suite includes a sleek wash hand basin set into a vanity unit, a low flush WC, and a chrome heated towel rail. Finished with inset spot lighting, this bathroom offers both practicality and a clean, modern look.

### Outside

The property enjoys a desirable non-estate position on Tean Road, offering both privacy and convenience. A tarmac driveway with paved edging provides ample off-road parking, all enclosed by attractive walled boundaries.

To the rear, the garden boasts a lovely paved patio area, ideal for outdoor seating and entertaining, along with a lawned garden for recreation or relaxation. A paved walkway leads to a versatile outbuilding, currently set up as a bar and entertainment space under shelter, perfect for year-round enjoyment.

### 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

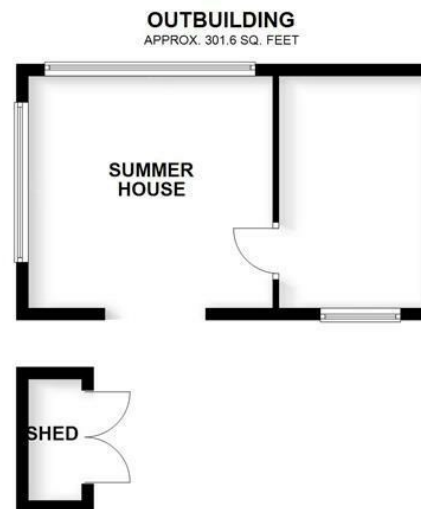
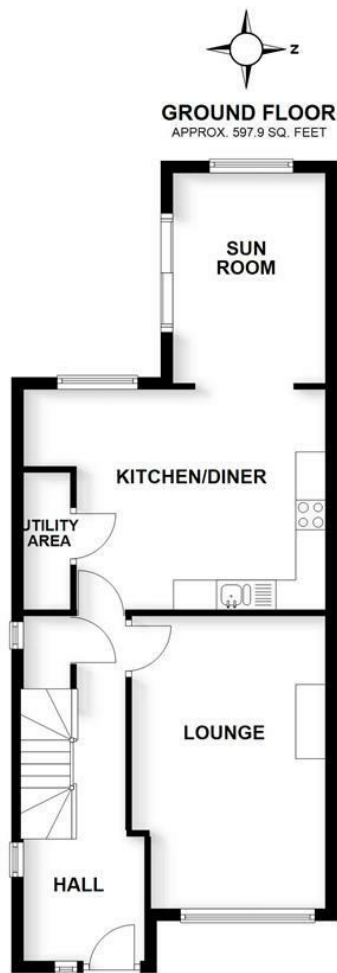
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.











TOTAL AREA: APPROX. 1307.1 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.

