



**66 The Green, Cheadle, Staffordshire ST10 1PH**  
**Offers around £189,950**



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



This beautifully recently renovated traditional semi-detached home combines the charm of period features with the convenience of modern living, offering spacious rooms, high ceilings, and character throughout. Lovingly updated by the current vendor, the property is fully move-in ready and stands in a non-estate location with attractive surroundings. Accessed via a wrought iron gate, a pedestrian pathway leads to the front entrance, setting the tone for the style and quality found within. The accommodation begins with a welcoming entrance hall featuring panel walls and tiled flooring, leading through to a generous lounge with a large bay window offering green views and countryside glimpses in the distance. A versatile second reception room sits just off the kitchen, making it ideal as a formal dining room or additional sitting room. This space features an elegant marble fireplace and patio doors opening out to the rear garden, allowing for seamless indoor-outdoor living. The kitchen is a modern standout, fitted with sleek high-gloss units, contrasting black worktops, and a range of built-in appliances, with access to a guest cloakroom and a side UPVC courtesy door. To the first floor, a spacious landing offers access to all rooms. The master bedroom is positioned at the front, enjoying large windows and far-reaching views, while the second bedroom is also a well-sized double. Completing the upper floor is a generous bathroom and utility combination room—currently unfinished but with all sanitary ware provided and plumbing in place, giving the buyer the exciting opportunity to personalise the space. Externally, the property benefits from a charming walled front garden with potential for off-road parking (subject to council approval for a curb drop). The rear garden is larger than expected and offers a delightful mixture of a paved patio area, lawned garden, and well-stocked borders with flowers and mature shrubbery.



**The Accommodation Comprises:**

**Entrance Hall**

15'10" x 2'10" (4.83m x 0.86m )  
Step inside through a stylish composite front door into a welcoming entrance hall, beautifully finished with traditional panel walls and elegant tiled flooring. A privacy window allows natural light to flow through while maintaining discretion. There's a convenient understairs storage cupboard, and direct access to the lounge, making for a smooth and practical flow throughout the home. A radiator adds warmth and comfort to this charming space.

**Lounge**

14'0" (into bay) x 12'5" (4.27m (into bay) x 3.78m )  
Positioned at the front of the property, this spacious lounge (or dining room is you preferred) is bathed in natural light thanks to a generous bay window that creates a bright and airy atmosphere. The room features elegant deep coving to the ceiling, adding a touch of traditional charm. There's also provision for a fireplace to be installed if you so wished and offers potential for a cosy focal point, along with a radiator to ensure year-round comfort.

**Dining Room**

13'0" x 12'5" (3.96m x 3.78m )  
This versatile second reception room offers a touch of luxury, featuring a striking marble fireplace with an inset electric fire—perfect for creating a warm and inviting ambience. Thoughtfully finished with downlighting, part panelled walls, deep coving, and a classic dado rail, the room blends traditional character with modern comforts. A set of UPVC patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A double radiator ensures the space stays cosy and stairs rise up to the First Floor.

**Newly Installed Kitchen**

14'9" x 10'6" (max) (4.50m x 3.20m (max) )  
Beautifully appointed, the kitchen showcases a modern high-gloss white finish with contemporary chrome handles and striking black worktops for a stylish contrast. Integrated appliances include an electric oven, hob with extractor, built-in microwave, and a fridge/freezer—offering both form and function. The space is enhanced by glossy dark porcelain floor tiles, adding a sense of sophistication. UPVC patio doors open out to the rear garden, while a side UPVC courtesy door offers additional convenient access. There is also an internal door leading to the cloakroom.

**Guest Cloakroom**

2'8" x 4'3" (0.81m x 1.30m )  
A practical and neatly presented space, the cloakroom is fitted with a low flush WC. The sleek porcelain tiled flooring flows seamlessly through from the kitchen, enhancing the overall continuity and style. This room also houses the wall-mounted Baxi boiler, discreetly positioned for easy access without compromising on aesthetics.

**First Floor**

Stairs rise from Dining Room rise to the:

**Landing**

The landing provides access to all upper floor rooms and is beautifully finished with a white balustrade along the staircase, adding a clean and elegant touch. Two UPVC windows bring in plenty of natural light, while coving and a dado rail continue the traditional style found throughout the home.

**Bedroom One**

11'10" x 15'10" (3.61m x 4.83m )  
Enjoying a front-facing position, the master bedroom benefits from views over nearby greenery and countryside in the distance—offering a stunning outlook. A charming ornamental feature fireplace adds character to the space, complemented by traditional details such as dado rail and ceiling coving. A large window floods the room with natural light, and a double radiator ensures comfort throughout the year.

**Bedroom Two**

13'0" x 9'8" (3.96m x 2.95m)  
A well-proportioned second bedroom featuring an attractive ornamental fireplace that adds a touch of character. The room is finished with classic detailing, including a dado rail and coving, and is filled with natural light from a UPVC window. A double radiator ensures the space remains warm and comfortable throughout the seasons.

**Bathroom & Utility**

9'10" x 9'11" (3.00m x 3.02m )  
This generously sized space offers excellent potential and versatility, currently part-finished and awaiting final touches. The vendor has already sourced and supplied quality sanitary ware—including a freestanding bath and a plumbed-in walk-in shower unit—ready for the purchaser to install to their own specifications and style.  
The room also serves as a practical utility area, featuring high-gloss dark grey fitted units that offer ample workspace, a

porcelain sink with mixer tap, and high-level storage cupboards. A built-in Lamona washing machine and dryer add convenience, along with a mirror with integrated lighting and a double radiator. With all the major components already provided, this space presents a fantastic opportunity to create a personalised and luxurious bathroom-utility combination.

**Outside**

Positioned roadside along the desirable The Green, the property features a charming walled frontage with a garden area behind. This space offers potential for off-street parking, subject to the necessary permissions to drop the curb and remove the front wall—approval would be required from the local council.  
A gated entrance leads to a paved pathway that guides you to the front door and continues along the side of the property, providing easy access to the rear garden.  
The rear garden is larger than expected and offers a wonderful blend of patio and lawned areas, framed by well-stocked flower borders and mature shrubbery. It's fully enclosed by boundary walls, creating a secure and private outdoor space. The garden backs onto open green space, so it's not overlooked, and enjoys a peaceful setting with garden land beyond.

**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.





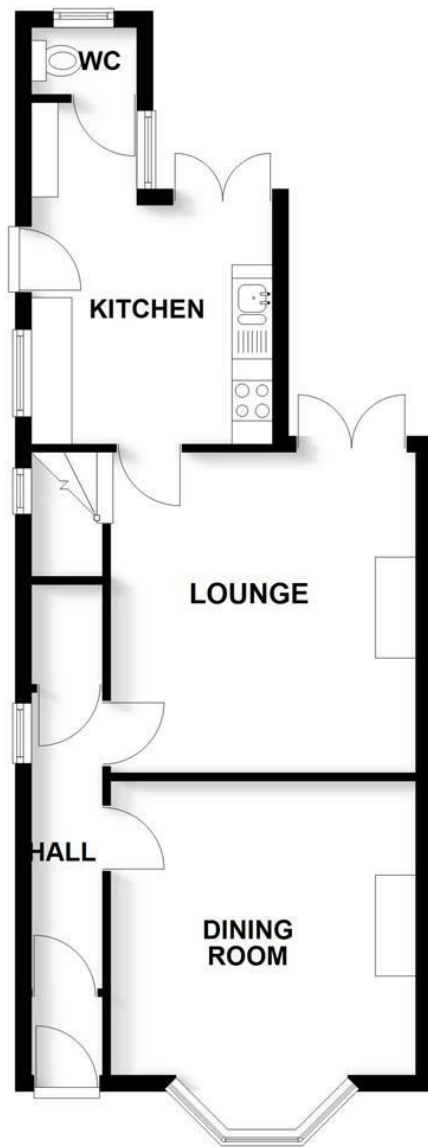






## GROUND FLOOR

APPROX. 527.5 SQ. FEET



## FIRST FLOOR

APPROX. 493.5 SQ. FEET



TOTAL AREA: APPROX. 1020.9 SQ. FEET

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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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