



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



2 Robina Drive, Cheadle, Staffordshire ST10 1HE

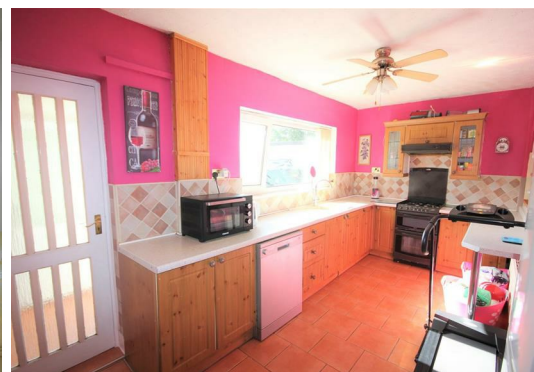
Offers around £140,000

A spacious starter home set on a good sized plot offering a driveway for off street parking and a pleasant private garden, sitting nicely on Robina Drive just moments away from Staffordshire Moorlands Leisure Centre, nearby convenience stores and within easy walking distance of the Town and excellent schools!

This is a great opportunity for the first time purchaser, a small family or savvy investor and so this property will be popular.

In through the entrance porch and into the hallway, a spacious lounge offers an attractive adam style fireplace. The kitchen is fitted with traditional wooden units and enough space to provide a breakfast/dining area, Utility Area, Store room and Guest Cloakroom complete the downstairs accommodation, Upstairs we have two double bedrooms and a bathroom which is fully tiled throughout with a shower over the bath. The property has the benefit of Gas Central Heating (provided by a combination boiler) and UPVC double glazing.

Having great commuter links close by this property will be a popular choice so call to book your viewing now!



The Accommodation Comprises

Entrance Porch

3'3" x 7'0" (0.99m x 2.13m)

The entrance porch is UPVC double glazed with an entrance door and access leading into the:

Entrance Hall

11'11" x 6'0" (3.63m x 1.83m)

Having a laminate floor and single radiator.

Lounge

11'5" x 11'10" (3.48m x 3.61m)

A good sized living room offering an Adam style fireplace with marble hearth being a focal point of the room. The laminate flooring continues through from the hallway and there are two UPVC windows allowing natural light into the room.

Kitchen

9'0" x 16'4" (2.74m x 4.98m)

The kitchen is fitted with a good range of high and level traditional wooden cupboards having ample work surfaces over incorporating an inset enamel sink unit situated underneath the UPVC window. There are part tiled splash-backs, a tiled floor and radiator. There is space for a freestanding double oven having a built in extractor hood over along with plumbing for a dishwasher.

Rear Entrance Porch/ Utility Area

4'6" x 6'7" (1.37m x 2.01m)

The rear porch is tiled and has the benefit of plumbing for an automatic washing machine.

Downstairs Toilet

4'6" x 6'7" (1.37m x 2.01m)

Having a low flush WC, tiled floor and UPVC window.

Storeroom

4'6" x 3'5" (1.37m x 1.04m)

A handy area suitable for further storage with a tiled floor.

First Floor

Stairs rise to the:

Landing

Access to the roof.

Bedroom One

11'5" x 12'1" (3.48m x 3.68m)

A double bedroom offering built in fitted wardrobes, laminate flooring, radiator and UPVC window.

Bedroom Two

9'1" x 12'1" (2.77m x 3.68m)

Again of good size with single radiator and UPVC window.

Bathroom

6'0" x 5'9" (1.83m x 1.75m)

The Bathroom Suite comprises a panel in bath with electric shower over and side screen, a pedestal wash hand basin & low flush WC. The room happens to be fully tiled and to finish is a privacy UPVC window.

Outside

The property stands well at the start of Robina Drive and happens to back onto fields. A driveway off provides ample on-site parking space via gated access alongside a lawned frontage and well stocked flower borders.

The rear offers a private garden, mainly block paved for easy maintenance and ideal for al-fresco entertainment during the summer months. There are well stocked bedding plants and is enclosed via a timber panel fence.

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.

