



**23 Oakamoor Road, Cheadle, Staffordshire ST10 1BS**  
**Offers in the region of £270,000**



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

**\*\*\*Three Bedroom Semi-Detached Home with Stunning Tiered Garden & Impressive Gym\*\*\***

An established three bedroom semi-detached property offering generous accommodation, ample off-road parking and an exceptional tiered rear garden, situated within walking distance of Cheadle and within easy reach of the A50 and Stoke-on-Trent.

Set behind a walled boundary, the property benefits from a block paved driveway providing ample parking for multiple vehicles, with gated side access leading to the rear garden.

Internally, the accommodation briefly comprises: entrance hall, spacious open plan lounge/dining room creating an ideal family living space, and a fitted kitchen featuring dark cottage-style shaker units with wooden work surfaces over, breakfast bar and space for appliances.

The ground floor also offers an upgraded bathroom with a modern four-piece suite and neutral décor.

To the first floor, the landing provides access to the master bedroom, two further bedrooms and a useful upstairs WC/cloakroom.

The rear garden is a true highlight, arranged over three tiers. The first tier offers a paved patio seating area perfect for outdoor dining and entertaining. Steps lead to a dedicated BBQ and firepit area complete with pergola. A gravelled pathway continues to the second tier which is laid to lawn with attractive flower borders. The final tier features an impressive garden room, currently utilised as a fully equipped gym. This versatile space could easily serve as a home office, studio, entertainment room or hobby space.

A fantastic family home with flexible living space and outstanding outdoor areas — viewing highly recommended.



## **The Accommodation Comprises:**

### **Entrance Hall**

A welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

### **Open Plan Lounge/ Dining Area**

9'4" x 16'0" narrowing to 5'7" (2.84m x 4.88m narrowing to 1.70m)

A rustic brick fireplace housing a log burner creates an attractive focal point, set against an exposed brick feature wall and complemented by a contrasting period-style panelled wall. Dual aspect windows to the front and rear elevations allow for plenty of natural light, while wooden flooring flows throughout. The space comfortably accommodates a dining table and offers convenient access into the kitchen, making it ideal for both everyday living and entertaining and patio doors open to bring the outside in.

### **Country Style Kitchen**

8'4" x 16'3" (2.54m x 4.95m)

A stylish and characterful fitted kitchen featuring dark cottage-style shaker units beautifully complemented by warm wooden worktops. The space combines practicality with charm, offering an inset sink unit with chrome mixer tap and drainer, space for a cooker, plumbing for an automatic washing machine and additional space for a tumble dryer. Rustic open shelving enhances the country-inspired feel, while part tiled walls and continued wooden flooring create a seamless flow from the lounge. A rear door provides direct access to the garden, making this an ideal layout for everyday family living and effortless indoor-outdoor entertaining.

### **Family Bathroom**

suite (suite)

A well-appointed and upgraded family bathroom featuring a luxurious Jacuzzi-style spa bath with centrally positioned mixer tap, complemented by an electric shower over and glass folding shower screen. The suite also comprises a low flush WC and wash hand basin, finished with chrome fittings including a heated towel radiator. Presented in neutral décor, this space offers both comfort and practicality, creating a relaxing retreat within the home.

### **First Floor**

Stairs from the Entrance Hall lead up to the:

### **Landing**

With storage cupboard and access to all rooms.

### **Master Bedroom**

11'2" x 8'10" (3.40m x 2.69m )

A generously proportioned master bedroom offering a wonderful sense of space, with ample room for a full range of freestanding furniture. Enjoying plenty of natural light from a UPVC double-glazed window and warmed by a radiator, this bright and comfortable room provides a calm and peaceful retreat — ideal as a superb principal bedroom.

### **Bedroom Two**

8'1" x 13'4" (2.46m x 4.06m)

A spacious double bedroom, perfect for family or guest use, offering plenty of room for furniture and storage. Bright and airy, this room complements the generous proportions of the home's first floor accommodation.

### **Bedroom Three**

8'0" x 9'7" (2.44m x 2.92m)

A well-proportioned single bedroom, ideal for a child's room, home office, or hobby space. Light-filled and versatile, it offers flexibility to suit a variety of family needs.

### **Cloakroom**

A handy first-floor WC, featuring a low flush WC and wash hand basin with chrome fittings. Practical and conveniently located, it adds extra functionality to the home's first-floor accommodation.

### **Outside**

The property is set behind a walled boundary with a block-paved driveway providing ample off-road parking for multiple vehicles. Gated side access leads directly to the rear garden, combining practicality with a sense of privacy and security.

Rear Garden:

The rear garden is a true standout feature, arranged over three attractive tiers. The first tier offers a paved patio area, perfect for outdoor dining, entertaining, or relaxing with

family. Steps lead up to a dedicated BBQ and firepit area, complete with pergola, ideal for summer gatherings. A gravelled pathway continues to the second tier, which is laid to lawn with charming flower borders, creating a serene and attractive space. The final tier features a versatile garden room, currently fitted out as a fully equipped gym. This space could also serve as a home office, studio, hobby room, or additional entertaining area, offering flexibility to suit a range of lifestyles.

### **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.







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		
England & Wales		EU Directive 2002/91/EC

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