



2 Keeling Road, Stoke-On-Trent, Staffordshire ST10 1HB
Offers around £245,000



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

Discover the perfect blend of comfort and convenience in this stunning semi-detached house, ideally positioned on a desirable corner plot just a short stroll from the vibrant town center. Enjoy easy access to popular supermarkets, local convenience stores, and highly regarded schools, making this property an outstanding choice for families seeking an idyllic lifestyle. Step inside to find a beautifully extended interior designed for modern living. The welcoming entrance hallway leads you into a spacious living room, perfect for relaxation and family gatherings. The heart of the home is the stylish, modern fitted kitchen ideal for casual dining and entertaining. Upstairs, you'll find four generously sized bedrooms, each offering ample space and comfort for the whole family. The contemporary family bathroom is a true highlight, complete with a separate shower, providing a luxurious retreat for daily routines. Outside, the enclosed rear garden offers a private area for outdoor enjoyment, while the garage and driveway provide plentiful off-street parking—an invaluable asset in this location. Don't miss your chance to make this exceptional property your new home—schedule a viewing today and experience all it has to offer!



The Accommodation Comprises

Entrance Porch

3'5" x 5'5" (1.04m x 1.65m)

Step into this inviting entrance porch, featuring a stylish UPVC front door complemented by a sleek side panel.

Lounge

14'0" x 14'7" (4.27m x 4.45m)

Situated at the front of the home, boasts a stunning large UPVC bay window that floods the room with natural light while offering lovely views of the front garden. The centerpiece of this inviting space is an elegant Adam-style fireplace, complete with a fitted gas fire, creating a warm and welcoming atmosphere perfect for relaxation and entertaining. Additionally, the lounge provides convenient access to the kitchen.

Fitted Kitchen

9'1" x 14'6" (2.77m x 4.42m)

This beautifully upgraded kitchen features sleek high gloss slab units with a handleless design, perfectly complemented by a mottled work surface. An inset sink unit with a drainer and mixer tap is conveniently positioned beneath the UPVC window, offering lovely views of the garden.

The kitchen is equipped with a built-in double oven, hob, and extractor hood, ensuring a seamless cooking experience. There's also space for a tumble dryer and plumbing for an automatic washing machine neatly tucked away under the counter. There is space for a family dining table ideal for casual dining and socialising. The tiled floor enhances the modern aesthetic, making this kitchen not just a place to cook, but a vibrant heart of the home.

Inner Passage

With built in store cupboard, access to the cloakroom and Integral Garage.

Downstairs Guest Cloakroom

5'9" x 2'7" (1.75m x 0.79m)

Having a low flush toilet, a radiator, and a UPVC window.

First Floor

Stairs from the Hallway rise up to the:

Bedroom One

11'4" x 12'9" (3.45m x 3.89m)

Introducing a spacious double bedroom that captures the essence of comfort and style! This inviting room boasts fitted wardrobes that maximize your storage space while maintaining a sleek look. The front-facing UPVC double-glazed bay window floods the room with natural light.

Bedroom Two

12'3" x 8'9" (3.73m x 2.67m)

The second offers a cosy retreat, featuring a single radiator for warmth and a UPVC double-glazed window that lets in plenty of light.

Bedroom Three

9'3" x 8'7" (2.82m x 2.62m)

With single radiator and UPVC window.

Bedroom Four

9'9" x 10'0" (2.97m x 3.05m)

With radiator and UPVC window.

Family Bathroom

9'9" x 9'11" (2.97m x 3.02m)

A generously sized family bathroom, beautifully designed and fully tiled for a modern feel. Enjoy the convenience of a separate corner shower cubicle with a plumbed-in shower, along with a modern panel bath for those relaxing evenings. Additional features include a pedestal wash hand basin, a low flush WC, and a double radiator for optimal comfort. A private UPVC double-glazed window completes the space, ensuring natural light and privacy. This bathroom is perfect for family living—your personal oasis awaits!

Outside

Step outside to discover a substantial plot that enhances this property's appeal. The generous tarmac driveway provides ample parking space, extending to the side for even more convenience. The front garden features a well-maintained lawn, framed by a charming walled boundary for added privacy. At the rear, you'll find an enclosed paved patio area, perfect for outdoor entertaining or relaxing in peace. This outdoor space is designed for both functionality and 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.





