



**Sunnyside Cottages 81 Ashbourne Road, Cheadle,
Staffordshire ST10 1RS**

Guide price £139,950



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

A truly charming mid-terraced one bedroom cottage, forming part of a picturesque row of character properties collectively known as *Sunnyside*. Beautifully presented throughout, this attractive home blends period charm with stylish modern finishes and is offered in true turn-key condition, ready for immediate occupation. The well-appointed accommodation includes a cosy lounge with character features, a contemporary fitted kitchen, a generous double bedroom and a stylish bathroom suite. Outside, the property enjoys a surprisingly spacious rear garden with seating areas, two useful brick storage sheds and a parking space to the front. Occupying a pleasant non-estate location while still offering close proximity to the town and local amenities, this delightful cottage would make an ideal first home, a perfect downsizing opportunity, or an excellent investment purchase. With its appealing character and convenient setting, the property could also lend itself well to use as an Airbnb or holiday let. Further benefiting from an EPC rating of C, the cottage offers reassuring energy efficiency alongside its charm and practicality.



The Accommodation Comprises

Lounge

15'2" x 13'4" (max) (4.62m x 4.06m (max))

A beautifully presented country-style lounge that perfectly blends charm with modern luxury. The room features elegant feature fireplace with space for your chosen fire accompanied by a quarry tiled hearth. Luxury tiled flooring that flows throughout, offering both style and practicality. A striking exposed beam runs through the ceiling, adding character and a warm cottage feel to the space.

An open under-stairs cupboard with integrated lighting provides a useful and attractive storage solution, ideal for displaying decorative items or storing everyday essentials. The staircase, accessed via a door within the lounge, leads to the first floor and enhances the cosy, traditional layout typical of a character cottage.

Modern Sleek Kitchen

12'9" x 5'4" (3.89m x 1.63m)

A stylish contemporary kitchen fitted with sleek gloss units complemented by wooden work surfaces, creating a modern yet warm feel. A stainless steel sink unit with mixer tap and drainer is positioned beneath a UPVC window, allowing plenty of natural light while overlooking the rear garden. A courtesy door provides convenient access directly out to the garden, and the tiled flooring continues through from the lounge making the space both practical and inviting.

First Floor

Stairs rise from the Lounge behind a cottage style door.

Bedroom One

15'0" x 13'5" (4.57m x 4.09m)

A generously sized bedroom offering a bright and airy feel, with two UPVC windows overlooking the front elevation and allowing plenty of natural light into the room. The space also provides access to part of the loft, offering additional storage potential.

Bathroom

10'0" x 5'0" (3.05m x 1.52m)

Fitted with a crisp white suite comprising a panelled bath with mixer tap and handheld shower attachment over,

pedestal wash hand basin and low flush WC. The room features part tiled black and white themed walls complemented by luxury wood-effect vinyl flooring, creating a modern and elegant finish.

Storeroom

A useful store room located off the bathroom providing additional space for storage or a variety of practical uses.

Outside

The property is pleasantly situated in a charming non-estate position along a row of attractive cottages collectively known as Sunnyside.

To the front there is a pull-in parking space just off the road, providing convenient off-road parking and attractively decorated with pretty lavender bushes. A small set of stone steps then lead down to the entrance of the cottage.

To the rear of the property is a delightful garden which is surprisingly larger than expected. The garden begins with a paved area, leading onto a sectioned gravelled seating space, ideal for outdoor relaxation. Beyond this, the garden continues with a mixture of concrete and lawned areas, all enclosed by timber panel fencing.

There are also two useful brick storage sheds. Please note there are access rights of way across parts of the garden.

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.





