



2 Dane Grove, Cheadle, Staffordshire ST10 1QS
Price guide £249,950



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

A rare and exciting opportunity to acquire a beautifully presented semi-detached bungalow, thoughtfully extended and modernised to create versatile and generously proportioned accommodation. Perfect for families, downsizers, or anyone seeking a home that combines comfort with style.

Step inside to a bright and airy open plan kitchen/dining area, fitted with a contemporary range of sleek units and a striking Smeg cooker with stainless steel extractor hood — a space designed for both everyday living and entertaining. The kitchen flows seamlessly into a practical side entrance and utility area, offering excellent storage and workspace for a busy household.

The lounge is a superbly sized, inviting space, centred around an attractive wooden mantel with marble hearth and a feature log burner, creating a warm and welcoming focal point. A convenient storage cupboard ensures the room remains neat and uncluttered, adding to the sense of space and functionality.

The inner hall leads to the sleeping accommodation, comprising a generous master bedroom with en-suite facilities, two further double bedrooms, and a family bathroom finished to a high standard — combining comfort and practicality throughout.

Externally, the property enjoys a prime position within a sought-after residential estate, with well-maintained front and rear gardens. The front garden features a paved seating area and space for off-road parking, while the rear garden is mainly lawned, complemented by mature flower borders and enclosed for privacy — a perfect retreat for outdoor entertaining, relaxing, or family life.

Situated within easy reach of local shops, highly regarded schools, and a wide range of recreational amenities, the property also benefits from excellent commuter links, with the M6 motorway network just a short drive away.

This exceptional bungalow represents a rare chance to purchase a beautifully maintained, extended home in a desirable location — ready to move into and enjoy from day one.



The Accommodation Comprises

Open Plan Kitchen

8'1" x 21'0" expanding to 9'3" (2.46m x 6.40m expanding to 2.82m)

This impressive open plan kitchen/dining area forms the heart of the home and is ideal for both everyday family living and entertaining. The kitchen is fully fitted with a sleek and contemporary range of black gloss high and low level units, together with drawers and stylish display cabinets, offering excellent storage throughout. A striking Smeg cooker takes centre stage, complemented by a stainless steel extractor hood above, creating a real focal point within the space.

A warm wooden work surface houses an inset sink unit with mixer tap and drainer, perfectly positioned beneath a UPVC window which enjoys pleasant views over the rear garden. The dining area is beautifully defined by attractive panelled wall detailing, adding a touch of character and elegance while creating a cosy yet stylish space for family meals or entertaining guests. The room is further enhanced by modern laminate flooring, inset spot lighting, and a rear entrance door providing seamless access to the garden — ideal for indoor/outdoor living during the warmer months.

Side Entrance/ Utility Area

7'7" x 10'9" (2.31m x 3.28m)

Accessed via a UPVC side entrance door with glazed side panel, this practical and well-designed side entrance hall incorporates a combined utility area, ideal for busy households. A fitted work surface provides valuable preparation and storage space, with plumbing in place for an automatic washing machine beneath, along with space for a tumble dryer and an American-style fridge freezer. Finished with durable tiled flooring, this area offers a highly functional and convenient addition to the home, perfect for everyday use and keeping the main living areas clutter-free.

Spacious Lounge

14'7" x 10'7" (opening up to 15'1") (4.45m x 3.23m (opening up to 4.60m))

The lounge is a warm and inviting reception room, centred around a striking feature wood-burning stove set within a wooden mantel and marble hearth, creating an impressive focal point and a cosy atmosphere. A large UPVC window allows for an abundance of natural light, while a radiator ensures year-round comfort. The room further benefits from a separate cupboard area, providing useful household storage

and helping to keep the living space clutter-free, making this an ideal room to relax and unwind.

Inner Passage

3'5" x 13'8" (1.04m x 4.17m)

Providing a practical and well-laid-out passageway giving access to the bedrooms and roof void, ensuring smooth circulation throughout the home. Its neutral and uncluttered design enhances the sense of space and connects the main living areas seamlessly to the private quarters.

Master Bedroom

17'8" x 9'11" (5.38m x 3.02m)

The master bedroom is excellent in size, offering a generous and comfortable living space. It benefits from a radiator for year-round comfort, and a large UPVC window that fills the room with natural light, creating a bright and welcoming retreat.

En-Suite Shower Room

5'5" x 6'9" (1.65m x 2.06m)

The en-suite shower room is stylishly appointed, featuring a separate fully tiled shower cubicle with a plumbed-in shower and glass side screen. A pedestal wash hand basin and low flush WC complete the suite, while tiled flooring and inset ceiling spot lighting add a modern and clean finish. A UPVC privacy window allows natural light to flood the room while maintaining discretion.

Bedroom Two

12'1" x 10'8" (3.68m x 3.25m)

A generously proportioned double bedroom, featuring a radiator for comfort and a large UPVC window that fills the room with natural light. This versatile space would make an ideal guest room or good sized teenagers bedroom.

Bedroom Three

8'4" x 10'8" (2.54m x 3.25m)

A well-proportioned bedroom, featuring a radiator for comfort and a UPVC window that allows natural light to brighten the space. This flexible room is ideal as a bedroom, home office, or hobby space, offering practical versatility to suit a variety of needs.

Family Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Beautifully appointed and fully tiled, featuring a panelled bath with mixer tap, a wash hand basin set within a sleek vanity unit, and a low flush WC. A chrome feature towel radiator adds both

style and practicality, while inset ceiling spot lighting ensures a bright and modern finish. The laminate flooring complements the contemporary design, creating a fresh and inviting space for everyday use.

Outside

The front garden is neatly laid to lawn, with a paved pathway leading to the UPVC entrance door. A paved seating area provides the perfect spot for outdoor furniture, edged with attractive flower borders showcasing a variety of plants, bushes, and shrubs. On-site parking is available for one vehicle, adding convenience for residents and visitors alike.

The rear garden is mainly laid to lawn and beautifully maintained, featuring well-stocked flower borders and enclosed by hedging and fencing, providing both privacy and a peaceful outdoor retreat. This delightful garden offers an ideal space for family activities, relaxing, or entertaining guests in a tranquil setting.

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

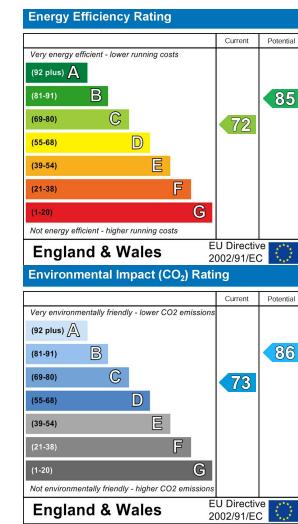
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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