



3 Conway Grove, Cheadle, Staffordshire ST10 1QG
Guide price £225,000



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

This detached house is a fantastic opportunity for buyers looking to create their dream home. Priced to reflect its condition, the property requires further repair and clearance, offering a blank canvas for those with vision and ambition.

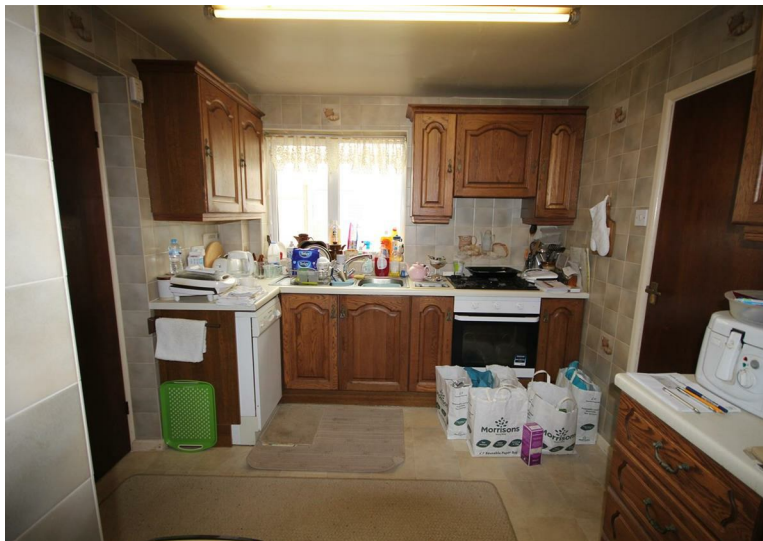
Nestled in a pleasant area on the outskirts of Cheadle, you'll enjoy easy access to a variety of shops, highly regarded schools, and essential amenities.

The layout includes an entrance porch and a hallway leading to a spacious lounge featuring a fitted fireplace. A separate dining room flows into a conservatory, while the kitchen, though dated, offers potential for modern upgrades. For added convenience, there is a shower room and a separate toilet on the ground floor.

Upstairs, you'll find three bedrooms, a bathroom, and an additional separate toilet. The property also benefits from a driveway providing parking space and access to the integral garage.

The enclosed rear garden, currently laid to lawn, presents an opportunity for landscaping and outdoor enjoyment.

This property is ideal for someone ready to invest time and creativity to transform it into a beautiful place to live.



The Accommodation Comprises

UPVC Entrance Porch

2'10" x 7'0" (0.86m x 2.13m)

Tiled floor.

Entrance Hall

11'10" x 5'8" (3.61m x 1.73m)

The hallway is entered via a UPVC door having a side panel and single radiator.

Lounge

11'4" x 12'11" (3.45m x 3.94m)

A spacious living area offering a tiled fireplace with wooden mantel, side TV shelving and hearth. There is a good sized leaded UPVC window, double radiator.

Dining Room/ Reception

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

A formal dining room having aluminum sliding patio doors open out into the:

UPVC Conservatory

8'0" x 11'0" (2.44m x 3.35m)

An addition flexible room has a tiled floor, sliding patio doors leading outside to the rear garden.

Kitchen

10'0" x 8'10" (3.05m x 2.69m)

Fitted kitchen comprising: A good range of high and low level units a having ample work surface over and an inset stainless steel sink unit and mixer tap situation underneath a UPVC window. The walls are fully tiled and there is a built in cupboard off providing further storage.

Shower Room

8'4" x 8'1" (max) (2.54m x 2.46m (max))

A separate shower cubicle has an electric shower and glass side screen, in addition there is a wash hand basin set within a vanity unit. The room has fully tiled walls, a privacy UPVC window and rear aluminum door.

Downstairs Guest Toilet

2'6" x 5'1" (0.76m x 1.55m)

Having a low flush WC, fully tiled walls and a UPVC window.

Rear Lean too

7'4" x 21'0" (2.24m x 6.40m)

A hand space having a roller shutter electric door.

Integral Garage

16'11" x 8'8" (5.16m x 2.64m)

Accessed via an electric roller shutter door the garage has the benefit of a UPVC window, light and power. Here there is a wall mounted Worcester Bosch gas central heating boiler for the property.

First Floor

Stairs rise from the Entrance Hall leading to:

Landing

UPVC window, airing cupboard off with hot water cylinder.

Bedroom One

11'5" x 12'8" (3.48m x 3.86m)

With a single radiator and UPVC window.

Bedroom Two

10'0" x 12'8" (max) (3.05m x 3.86m (max))

A range of built in fitted bedroom furniture having an inset wash hand basin. There is a single radiator, UPVC window and access to the roof void.

Bedroom Three

7'4" x 8'1" (2.24m x 2.46m)

With UPVC window and single radiator.

Bathroom

5'6" x 4'11" (1.68m x 1.50m)

Suite comprising: Panelled in bath with mixer tap and hand held shower spray over, glass side screen. A pedestal wash hand basin, chrome towel radiator, fully tiled walls and a UPVC window.

Separate Toilet

5'6" x 2'7" (1.68m x 0.79m)

With low flush WC, single radiator and UPVC window.

Outside

The property is accessed via a paved driveway which offer ample parking space for a few vehicles and Integral Garage

(See Below for further details).

The rear garden is fully enclosed with fenced boundaries having a lawned garden area, gravelled border, paved patio area and two garden sheds.

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.





