



**16 Bala Grove, Cheadle, Staffordshire ST10 1SY**  
**Price guide £400,000**



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

This prestigious four bedroom detached property has just hit the market and is ready for you to come and start the process to call it 'home' .

Situated on the outskirts of Cheadle, sitting on a beautiful and sought after plot with views of the Lake to the rear, you will find this property has been upgraded and dramatically improved by the current owner.

Inside lives up to expectation with an abundance of space offering an entrance porch, hallway with cloakroom, lounge having a beautiful feature fireplace and patio doors leading into the UPVC conservatory. A newly fitted kitchen has been installed incorporating Neff appliances and utility area. Rising to the First Floor there are four double bedrooms, (the master bedroom has the benefit of an en-suite) and family bathroom.

Externally a paved driveway offers ample on-site parking whilst giving access to the double garage, and sits along side a lawned garden. The rear has been landscaped having a mix of slightly tiered paved patio areas, a lawned garden and well stocked borders and flower beds.

Further benefits to the property are Gas Central Heating, Security Alarm System, UPVC double glazing and outside floor lighting.

**DO NOT DELAY WITH MAKING YOUR VIEWING APPOINTMENT AS THIS PROPERTY IS SURE TO BE SNAPPED UP!**



## The Accommodation Comprises

### Entrance Porch

3'8" x 5'11" (1.12m x 1.80m )

On entrance via a UPVC front entrance door with side panels and karndean flooring.

### Entrance Hall

6'2" x 12'10" (1.88m x 3.91m )

Stepping into the hallway there are two understair cupboards, inset spot lighting and a double radiator.

### Cloakroom

5'9" x 2'11" (1.75m x 0.89m )

Offers a suite to comprises a wash hand basin having vanity unit under, a low flush WC incorporated into a vanity unit with work surface over, feature towel radiator and again the karndean flooring flows through.

### Lounge

16'10" x 11'6" (5.13m x 3.51m )

The living room offers a beautiful Portland stone fireplace housing a living flame coal effect fitted gas fire, and radiator. There is a feature UPVC bay window and patio doors opening out into the:

### Conservatory

7'9" x 11'8" (2.36m x 3.56m )

Deliberately built to capture the views of the garden and Lake beyond and also offering further flexible living accommodation. The flooring is once again karndean and doors open out onto the rear.

### Dining Room

10'8" x 9'7" (3.25m x 2.92m )

The formal dining room has a radiator and UPVC window.

### Breakfast Fitted Kitchen

10'8" x 11'10" (3.25m x 3.61m )

The real hub of the home and is generously sized, fully fitted with modern gloss units and finished with granite worktops. An inset sink unit sits underneath the large UPVC window having a mixer tap. Integrated into the units are a dishwasher & fridge/freezer, there are two built in electric ovens, and an induction hob having a stainless steel extractor hood over. The kitchen is finished with karndean flooring, inset spot lighting and a feature radiator. Please note all appliances are made by Neff (excluding the extractor hood).

### Utility Room

5'5" x 5'2" (1.65m x 1.57m )

Always a handy room to have offering ample work surface and a small range of built in units, plumbing for automatic washing machine & a vent for tumble dryer. The room has karndean flooring, a UPVC rear entrance door and houses the properties Combination Gas boiler.

### First Floor

Rising up to the;

### Galleried Landing

5'9" x 16'1" (1.75m x 4.90m )

The landing gives access to all rooms, a radiator, feature window and access to the roof void. There is a built in airing cupboard off with radiator.

### Bedroom One

15'10" x 11'10" (4.83m x 3.61m )

Having built in wardrobes, single radiator and UPVC window.

### Bedroom Two

10'0" x 12'6" (3.05m x 3.81m )

Currently used as the master bedroom offering a radiator and UPVC window.

### En-Suite

8'8" x 2'11" (2.64m x 0.89m )

Suite comprising a fully tiled shower cubicle with plumbed in shower and glass side screen, wash hand basin with vanity unit under, low flush WC incorporating in storage units and a heated towel radiator.

### Bedroom Three

10'9" x 9'8" (3.28m x 2.95m )

With built in wardrobe, radiator and UPVC window.

### Bedroom Four

10'9" x 9'8" (max) (3.28m x 2.95m (max) )

Built in wardrobe, radiator and UPVC window.

### Family Bathroom

8'10" (into shower) x 5'4" (2.69m (into shower) x 1.63m )

Four piece suite offering a fully tiled shower cubicle with plumbed in shower and glass enclosure, panel in bath with mixer tap and hand held hair spray, wash hand basin with vanity unit under and a low flush WC. Karndean flooring, fully tiled walls and inset spot lighting to finish.

### Outside

Standing proudly the property is approached via a paved driveway leading to the INTEGRAL DOUBLE GARAGE (see below for details) having a lawned garden frontage to the side.

The rear offers a landscaped slightly tiered garden benefiting from a lawned garden area, well stocked flower borders and paved pathways and patio areas ideal for al-fresco entertainment during the summer months. The garden is blessed with fabulous views across the Lake offering a very tranquil and peaceful setting.

### Integral Double Garage

17'1" x 17'1" (5.21m x 5.21m )

Having an Electric remote controlled door, light, power and rear courtesy door.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING, SECURITY ALARM SYSTEM, OUTSIDE FLOODLIGHTING 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

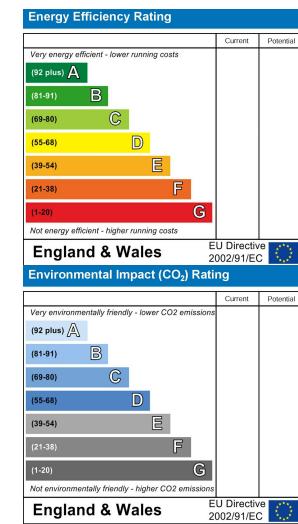
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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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