



**52 Tean Road, Cheadle, ST10 1LY**  
**Offers over £189,950**



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

This mature three bedroom semi-detached property offers a warm and welcoming home that has clearly been well cared for and loved by its current owner. Set within established gardens and boasting a flexible layout, this property is ideal for families, first-time buyers, or anyone seeking a home with charm, space, and convenience. The accommodation begins with a bright entrance hall, leading into a spacious through lounge/dining area, complete with a multi-fuel burner and patio doors opening out to the rear conservatory—perfect for cosy evenings and summer entertaining with pleasant views over the garden. The stylish cream shaker kitchen provides a practical yet attractive space for cooking. A handy lean-to/side entrance provides a versatile space ideal as a utility room, boot room, or alternative access point. Upstairs, the first floor hosts two well-proportioned bedrooms and a modern family bathroom. The second floor features a charming third bedroom, with Velux windows, laminate flooring, and under-eaves storage, creating a perfect retreat, study, or guest room. Outside, the home offers ample off-road parking via a tarmac driveway, secured with wrought iron gates. A lawned frontage with mature hedging and shrubbery adds curb appeal, while the rear garden is a true highlight—well-established and bursting with plants, shrubs, and flowers, alongside a paved patio area for enjoying the peaceful surroundings. This is a home with genuine warmth, character, and potential—ready to move into and make your own.



## The Accommodation Comprises

### Entrance Hall

Step through the modern UPVC front door into a bright and welcoming entrance hall, complete with a double radiator.

### Lounge

9'11" x 12'6" (3.02m x 3.81m)

A bright and spacious open-plan through lounge/diner (measured separately), ideal for modern family living and entertaining. The lounge area features a striking multi-fuel burner set on a tiled hearth, creating a warm and inviting focal point. A large UPVC window to the front aspect allows natural light to flood the space, enhancing the room's airy feel.

### Dining Area

12'5" x 9'11" (3.78m x 3.02m)

With patio doors leading to the rear garden, this space is ideal for indoor-outdoor living. The laminate flooring continues through from the lounge, and a double radiator provides warmth and comfort.

### Conservatory

7'11" x 5'2" (2.41m x 1.57m)

A delightful addition to the living space, featuring laminate flooring and offering a bright, versatile area—ideal as a second sitting room or home office. Wooden framed doors open directly into the garden, creating a seamless connection between indoors and out.

### Kitchen

12'1" x 6'11" (3.68m x 2.11m)

A well-appointed and stylish shaker-style kitchen in classic cream, enhanced by long chrome handles and wooden worktops for a warm, contemporary finish. The inset ceramic sink with mixer tap and drainer is perfectly positioned beneath a rear-facing UPVC window, offering pleasant garden views while you cook or wash up. Quality appliances include a built-in oven, gas hob, and stainless steel extractor hood, all thoughtfully integrated for ease of use. A side-facing UPVC window and rear entrance door provide additional light and access, while a double radiator ensures the space stays cosy. There's also a handy understairs storage cupboard, ideal for pantry items or cleaning essentials.

### Lean to

12'10" x 4'9" (3.91m x 1.45m )

A versatile space with a tiled floor, offering practical access via both UPVC front and rear entrance doors—ideal as a utility area, boot room, or additional storage.

### First Floor

Stairs rise up to the Entrance Hall leading to the:

### Landing

Having a side UPVC window which illuminates the space, access to bedrooms and bathroom.

### Bedroom One

9'11" x 8'2" (3.02m x 2.49m )

Featuring a built-in wardrobe for convenient storage, laminate flooring, and a radiator. A UPVC window provides natural light and a pleasant outlook.

### Bedroom Two

11'11" x 8'5" (3.63m x 2.57m)

A well-proportioned second bedroom with laminate flooring, a radiator, and a UPVC window.

### Family Bathroom

6'11" x 8'9" (2.11m x 2.67m)

Featuring a panelled bath with mixer tap and glass side screen, a pedestal wash hand basin, and a low flush WC. The room is finished with tiled walls and flooring for easy maintenance, and a chrome heated towel radiator adds a touch of luxury. An airing cupboard housing the hot water cylinder provides convenient additional storage.

### Attic Room

14'4" x 14'3" (4.37m x 4.34m)

A bright and versatile space featuring two Velux windows and a UPVC window, allowing for plenty of natural light. Finished with laminate flooring, a radiator, and under-eaves storage, this room is ideal for use as a master bedroom, home office, hobby room, or guest bedroom.

### Outside

The property benefits from a tarmac driveway providing off-road parking for two to three vehicles, secured by wrought iron gates. To the side, a lawned frontage is bordered by

mature hedging and shrubbery, adding privacy and curb appeal. The established rear garden features a pathway leading through a variety of well-stocked planting beds, creating a charming and peaceful outdoor space. A paved seating area offers the perfect spot to relax and enjoy the surroundings.

### 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

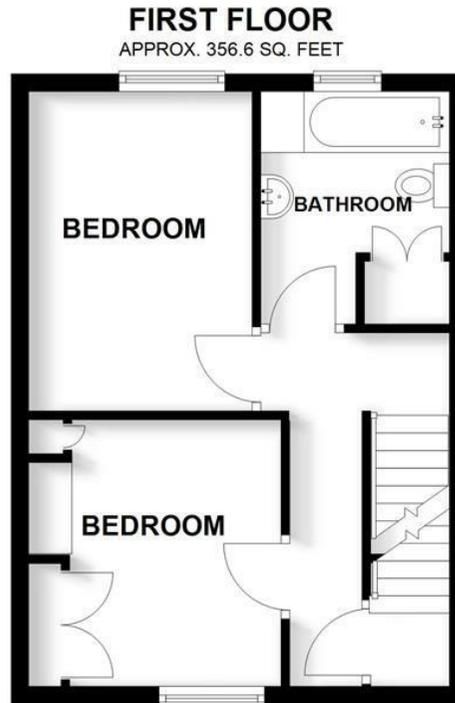
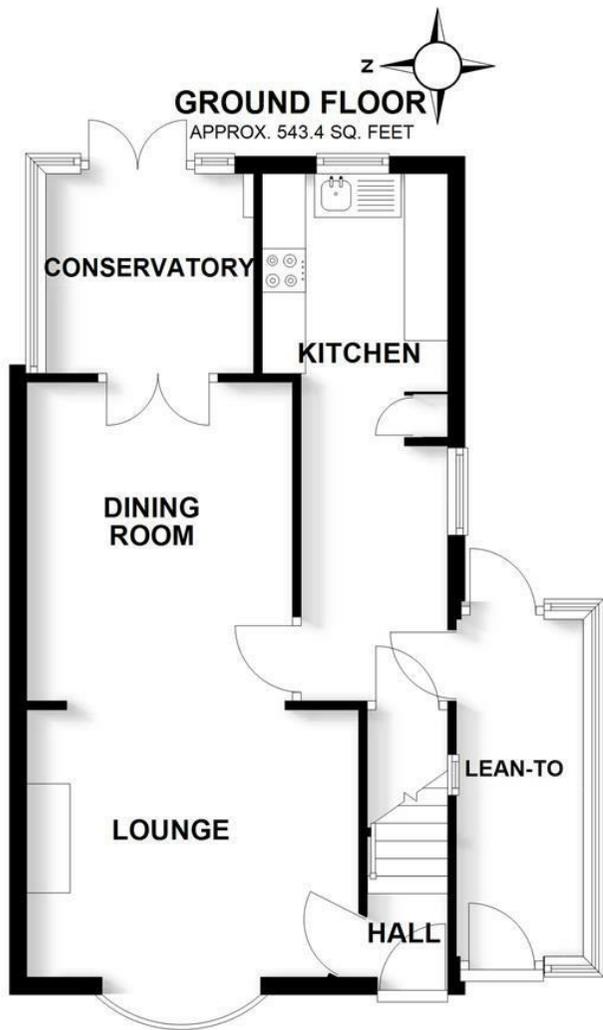
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







**TOTAL AREA: APPROX. 1105.6 SQ. FEET**

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC

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