



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



38 Town End, Cheadle, Staffordshire ST10 1PF
Offers over £99,950

We are delighted to offer a fantastic little starter home, investment buy or even a good opportunity for a downsizer! Situated within walking distance of the Town Centre the property offers a cozy lounge with through dining area, a fitted kitchen with built in appliances. On the First Floor there is a good sized bedroom and bathroom with modern three piece suite. An added bonus to the property is a further staircase leading up to an Attic Room which could be flexible for its uses. The property has the benefit of Gas Central Heating and UPVC double glazing. Externally there is a walled pavement forecourt to the front elevation and the rear offers an enclosed yard area. **DO NOT DELAY YOUR VIEWING APPOINTMENT 01538 751133**



The accommodation comprises

Lounge

11'10" x 12'0" (3.61m x 3.66m)

Access from the UPVC front door, the living room offers an electric fire having a tiled hearth, double radiator and a UPVC window.

Dining Area

5'9" x 6'11" (1.75m x 2.11m)

Having laminate flooring, a single radiator and a handy under stairs cupboard.

Fitted Kitchen

8'2" x 10'3" (2.49m x 3.12m)

A modern range of high and low level fitted kitchen units with ample work surfaces over incorporating an inset stainless steel sink unit situated underneath the UPVC window. Built in appliances include a fridge, freezer, integrated dishwasher and a stainless steel extractor hood. The room is partly tiled with a wooden block floor. Lastly a UPVC rear entrance door leads out onto the rear yard.

First Floor

Stairs rise up from the Dining Area to the:

Bedroom One

10'6" x 11'11" (3.20m x 3.63m)

Having two built in wardrobes, a UPVC window and single radiator.

Bathroom

6'5" x 6'3" (1.96m x 1.91m)

The suite comprises of a P shaped bath with mixer tap and hair spray. electric shower over & side screen. There is a pedestal wash hand basin, low flush WC and feature radiator. The walls are partly tiled, tiled floor & UPVC privacy window.

Attic Room

11'9" x 13'7" (3.58m x 4.14m)

With two UPVC windows and a double radiator.

Outside

To the rear there is an enclosed shared yard area with an outside storeroom.

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.

