



5 Copeland Close, Cheadle, Staffordshire ST10 1HP
Offers over £210,000



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

For sale with no upward chain! A Perfect opportunity for those looking to downsize to a Two Bed Semi Detached Bungalow that still offers a good amount of living space. Located in a prime location just on the outskirts of Cheadle, handy for a nearby bus stop, shopping facilities and other local amenities. In brief the layout comprises: Entrance into a formal dining room separate to the fully fitted kitchen, a spacious lounge with feature Adam style fireplace housing an electric fire. Inner passage leading through to the two bedrooms and a shower room. Externally the property has the benefit of a tarmac driveway offering on-site parking space leading to the Detached Garage and a lawned garden frontage. The rear garden is fully enclosed with a paved patio area, manageable sized lawn with graveled edging, fully stocked flower borders and a fantastic decking area to enjoy al-fresco entertainment during the summer months. Further benefits include Gas Central Heating and UPVC double glazing. CALL NOW ON 01538 751133!



The Accommodation Comprises

Dining Room

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

On entrance via a side UPVC entrance door leading into the dining area having laminate flooring and a single radiator,

Fitted Kitchen

10'2" x 7'6" (3.10m x 2.29m)

A good range of high and low level fitted kitchen units with ample work surface over incorporating an inset stainless steel sink unit sitting beneath the UPVC window and overlooking the front elevation. There is space for freestanding appliances, plumbing for an automatic washing machine and overhead extractor hood. The room is partly tiled.

Spacious Lounge

19'8" x 11'6" (5.99m x 3.51m)

Spacious in size, the living room has an oak Adam style fireplace with tiled inset and hearth, housing a coal effect electric fire and is the focal point of the room. There is a large UPVC window allowing an abundance of natural light to spill into the room and two radiators.

Inner Passage

Having a radiator and leading into the slumber accommodation.

Bedroom One

13'6" x 8'6" (4.11m x 2.59m)

The room is a good-sized double with radiator and UPVC window.

Bedroom Two

6'11" x 10'8" (2.11m x 3.25m)

The second has a radiator and UPVC double patio doors which give access to rear garden.

Shower Room

5'1" x 5'2" (1.55m x 1.57m)

The suite comprises of a double shower cubicle with plumbed in shower and glass enclosure, a wash hand basin with mixer tap and handy vanity unit beneath and low flush WC. There is a chrome heated towel rail, fully tiled walls and a privacy UPVC window.

Outside

The property stands towards the start of a quiet cul-de-sac location and is approached via a tarmac driveway providing ample on-site parking space and lawned garden frontage. The driveway gives access to the side where there is a Detached Garage (See below for details) and the rear garden.

The rear is fully enclosed having a paved patio area with steps up leading to the lawned garden edged with decorative gravel and well stocked flower borders. To the top of the garden is a larger than average decking area offering a large amount of space to enjoy outside entertainment.

Detached Garage

16'11" x 8'11" (5.16m x 2.72m)

Having a UPVC window, wooden doors, light and power.

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.





| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |

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