



**10 Doulton Close, Cheadle, Staffordshire ST10 1LF**  
**Price guide £225,000**



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

This extended semi-detached bungalow has been exceptionally well maintained internally, offering spacious and versatile accommodation throughout. Situated on a highly sought-after residential estate in the desirable market town of Cheadle, the property is ideally positioned within walking distance of the town centre, local shops, and a range of everyday amenities, making it perfectly suited to those looking to downsize or enjoy a comfortable retirement setting. From the moment you arrive, the property creates an excellent first impression, approached via a low-maintenance front garden and an extensive driveway providing ample off-road parking, leading to a detached garage and enclosed rear garden. The bungalow has also been thoughtfully extended to the rear, creating enhanced and flexible living space ideal for modern day-to-day living.

Internally, the bright and stylish lounge provides a welcoming retreat, featuring tasteful décor, a charming bay window, and a coal-effect gas fire set within an attractive surround. There is also ample space for dining, making it ideal for both relaxing and entertaining guests. The well-proportioned kitchen is fitted with a range of units, integrated appliances, and excellent storage, combining practicality with convenience. The accommodation further comprises two comfortable double bedrooms together with a versatile third single bedroom, perfectly suited as a home office, hobby room, or additional sitting room. A modern shower room completes the internal layout.

Externally, the rear garden offers a pleasant and private outdoor space with established shrubs and bushes, a lawn, garden shed, and patio seating areas, providing excellent potential to create a lovely summer retreat.

Viewing is highly recommended to fully appreciate the space, presentation, and flexibility this charming bungalow has to offer.



## The Accommodation Comprises

### Kitchen

14'9" x 7'9" (4.50m x 2.36m)

A well appointed range of high and low-level shaker-style fitted units with stylish chrome handles, complemented by mosaic tiled splash backs, generous work surfaces, and a tiled floor. Integrated appliances include a double oven, gas hob with extractor hood above, fridge, freezer, and Bosch dishwasher. There is also an inset stainless steel sink with mixer tap and drainer. Contemporary spot lighting and a UPVC window enhance the brightness of the space.

### Lounge/ Dining Area

23'0" x 11'1" (max) (7.01m x 3.38m (max) )

The spacious lounge is tastefully decorated and beautifully presented, featuring attractive laminate flooring and a stylish coal-effect gas fire with elegant marble surround, creating a warm and inviting focal point. A large front-facing bay window floods the room with natural light, enhancing the bright and airy atmosphere. Offering ample space for both relaxing and entertaining, the room also comfortably accommodates a dining area if desired.

### Inner Passage

8'4" x 2'8" (2.54m x 0.81m)

The inner hallway is beautifully presented with stylish spot lighting and contemporary laminate flooring, providing access to all rooms and enhancing the home's modern appeal.

### Bedroom One

11'11" x 8'10" (3.63m x 2.69m)

The main bedroom benefits from a range of full-length fitted wardrobes with sleek sliding doors, offering excellent storage solutions, and is completed with a single radiator.

### Bedroom Two

7'10" x 9'4" (2.39m x 2.84m )

A well proportioned room which features a UPVC double glazed window allowing for plenty of natural light, along with a single radiator for year-round comfort.

### Bedroom Three

8'4" x 7'0" (2.54m x 2.13m)

A further well-presented single room, featuring a UPVC double glazed window providing natural light and ventilation, together with a single radiator for comfort.

### Shower Room

5'5" x 9'11" (1.65m x 3.02m)

Fully tiled from floor to ceiling and thoughtfully designed, incorporating a range of built-in storage cupboards for added practicality. It comprises a floor-to-ceiling shower enclosure with a plumbed-in shower, a low flush WC, and a wash hand basin. The space is further enhanced by a radiator, inset spot lighting, and a UPVC privacy window, creating a bright yet private and contemporary finish.

### Outside

Externally, the property benefits from a full-depth rear extension, significantly enhancing the overall living accommodation. To the front, there is ample off-road parking with a driveway extending along the side of the bungalow, leading through gates to the detached garage and rear garden.

The rear garden is a well-established and attractive outdoor space, featuring a variety of mature shrubs and planting, a neatly maintained lawn, and patio seating areas ideal for relaxing or outdoor entertaining. To the front, the property enjoys a low-maintenance gravelled garden complemented by decorative shrub borders, creating an appealing and practical first impression.

### Detached Garage

17'6" x 10'0" (5.33m x 3.05m)

With manual up and over door, light & Power

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The Gas boiler is located in the roof of the property.

### 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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 