14 Spode Close, Cheadle, Staffordshire ST10 1DT
Offers around £279,950

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

Tucked away in a quiet cul-de-sac on a popular and well-established residential estate in Cheadle, this spacious detached family home offers an exciting opportunity for buyers looking to create a long-term residence tailored to their own style. Ideally positioned within easy reach of highly regarded local schools, shops and everyday amenities, the property combines a peaceful setting with convenience. While some areas would benefit from modernisation, the generous proportions and flexible layout provide a superb foundation for a truly impressive family home.

The property is approached via a tarmac driveway providing ample off-road parking, in addition to an attached single garage. Upon entering through the UPVC front door, you are welcomed into a hallway with useful storage and a practical ground floor cloakroom, ideal for busy family life.

The main lounge is a well-proportioned and versatile living space, featuring a traditional Flavel coal-effect fireplace as a focal point. There is ample room for dining if desired. Sliding double doors lead through to the conservatory, which enjoys pleasant views over the rear garden and offers an excellent space for entertaining or simply unwinding.

The kitchen is functional and currently fitted with pale lemon shaker-style units. With some updating, this room offers fantastic potential to be transformed into a stylish and contemporary kitchen or open-plan family hub, subject to individual requirements. To the first floor are four generously sized bedrooms, making the property ideal for a growing family. The bathroom has been recently refurbished into a modern and accessible wet room, featuring a contemporary white suite and electric shower. Externally, the rear garden offers excellent scope for enhancement. With existing patio areas, mature borders, rockeries and a small pond, this outdoor space could be revitalized into a private retreat for family enjoyment. Offered with no upward chain

Entrance Hall
12'06" x 4'09" (3.81m x 1.45m)
Step inside through a modern uPVC front entrance door into a welcoming hallway featuring stylish herringbone effect laminate flooring. The space benefits from a radiator, a useful under-stairs storage cupboard complete with light and power, and a staircase rising to the first floor.

Cloakroom
3'01" x 7'02" (0.94m x 2.18m)
A convenient ground floor cloakroom fitted with a low-flush WC and wash hand basin, complemented by a chrome towel rail. The space is finished with part-tiled walls, a tiled floor, and a radiator, offering a practical space for everyday use

Lounge
22'03" x 11'0" (6.78m x 3.35m)
The lounge is a generously proportioned room, offering the flexibility to be used as a combined lounge and dining space if desired. A traditional Flavel coal-effect gas fireplace provides an attractive focal point, while two radiators ensure additional comfort. Natural light floods the room through a large uPVC front window, with sliding double doors opening directly into the conservatory.

Conservatory
8'08" x 10'05" (2.64m x 3.18m)
The conservatory offers a superb space for relaxation or entertaining, enjoying pleasant views over the expansive rear garden. Featuring a radiator for warmth, a uPVC roof and double-glazed windows to the sides, the room is filled with natural light and finished with a practical vinyl floor. Double doors provide seamless access to the outdoors.

Kitchen
7'07" x 12'10" (2.31m x 3.91m)
Offering an excellent opportunity for modernisation, the kitchen is fitted with a range of high and low level units with vinyl work surfaces, complemented by part-tiled walls and a tiled floor. There is a stainless steel inset sink with mixer tap and a freestanding Indesit gas oven with four-ring hob. Additional benefits include a radiator, space and plumbing for a washing machine, and space for a fridge freezer. A uPVC double-glazed door provides direct access to the outside.

Landing
With UPVC double glazed privacy window and loft access

Bedroom one
11'01" x 11'10" (3.38m x 3.61m)
Located at the front of the property, this generously sized room benefits from a built-in fitted wardrobe, a radiator and a uPVC window allowing in plenty of natural light.

Bedroom Two
10'10" x 11'10" (max) (3.30m x 3.61m (max))
Another good sized bedroom featuring a radiator and upvc double glazed window

Bedroom Three
7'11" x 9'08" (2.41m x 2.95m)
With radiator and UPVC double glazed window

Bedroom Four
7'09" x 9'01" (2.36m x 2.77m)
With a radiator and upvc window

Bathroom
7'08" (max) x 6'06" (2.34m (max) x 1.98m)
The family bathroom has been thoughtfully adapted into an accessible wet room. The suite includes an AKW electric shower, low-flush WC, and a wash hand basin set within a vanity unit. Finished with part-tiled walls, a chrome towel rack, and practical vinyl flooring, the space offers both functionality and practicality

Garage
17'05" x 8'02" (5.31m x 2.49m)
With an up and over door, light & power

Outside
Situated on a generous plot, this property is quietly tucked away in the corner of a peaceful cul-de-sac. A tarmac driveway provides ample off-road parking and direct access to the garage. To the rear, an expansive garden bursting with potential awaits. With patio areas, mature borders, a pond (currently non-functional), and plenty of space, with a little tlc the garden presents a wonderful opportunity to create your perfect summer haven.

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.

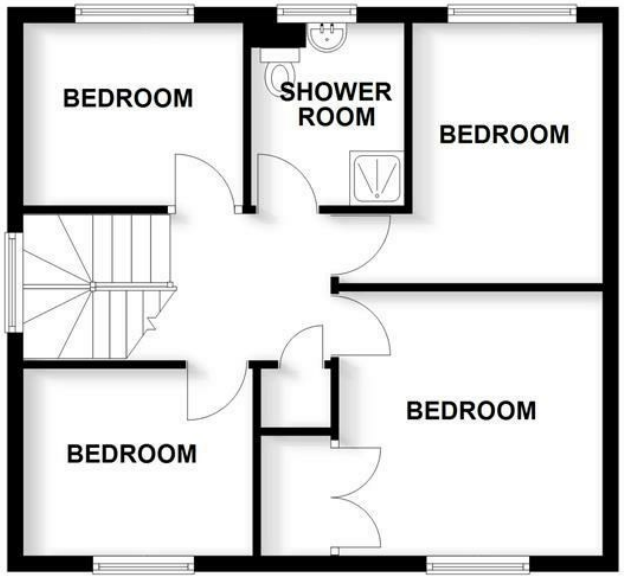
Viewing
Strictly by appointment through the agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke on Trent Staffordshire, ST10 1AA (01538 751133)

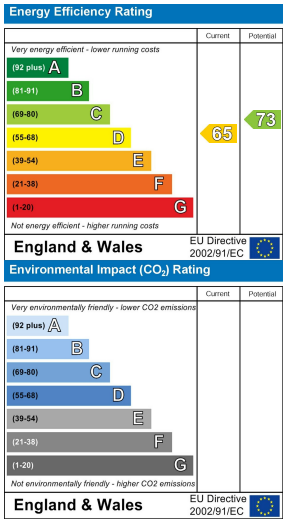
Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be happy to provide you with a quotation whether or not you are buying through our office.

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.

GROUND FLOOR
APPROX. 716.3 SQ. FEET

FIRST FLOOR
APPROX. 547.9 SQ. FEET





TOTAL AREA: APPROX. 1264.2 SQ. FEET

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Plan produced using PlanUp.

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