



9 The Paddock, Cheadle, Staffordshire ST10 1NW
Price guide £250,000



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

Look no further than this fantastic opportunity to acquire a spacious and versatile bungalow, offered FOR SALE with the added benefit of NO ONWARD CHAIN and commanding a good sized plot situated within a highly affluent area of Cheadle Town.

The property itself would benefit from cosmetic updating throughout and offers the chance for any interested party to renovate and 'add their own stamp' to create a wonderful home. In brief the layout comprises; An entrance hall, good sized lounge, an extended kitchen/ dining area, UPVC conservatory, two bedrooms and bathroom. Externally the plot offers ample off-road parking to the side aspect while a laid to lawn garden sits to the left. The rear garden benefits from a paved patio along with mature trees and shrubs and fenced boundaries. There is the added benefit of an ATTACHED GARAGE to the side.

The Paddock is situated within walking distance to a range of independent shops and businesses along with larger super markets and public transport links.

WE DONT EXPECT THIS TO STICK AROUND FOR LONG SO GIVE US A CALL TODAY 01538 751133.



The Accommodation Comprises

Entrance Hall

2'11" x 17'10" (0.89m x 5.44m)

A welcoming hallway providing a double radiator and entrance via a UPVC front entrance door.

Spacious Lounge

15'8" (reducing to 11'3") x 15'11" (4.78m (reducing to 3.43m) x 4.85m)

A spacious living room offering a stone feature fireplace with wooden mantel, recessed ornamental alcoves and a tiled hearth. The room is finished with a large UPVC window overlooking the front elevation and a double radiator.

Kitchen/ Dining Room

18'5" x 8'6" (5.61m x 2.59m)

The kitchen has been extended and fully fitted with an excellent range of high and low level units having ample work surfaces over incorporating an inset stainless steel sink unit. Built into the appliances is an electric oven, ceramic hob and extractor hood over. The walls are partly tiled, there is a double radiator and two UPVC windows.

Brick/ UPVC Conservatory

5'8" x 17'8" (max) (1.73m x 5.38m (max))

Offering two UPVC windows and doors leading out to the rear garden.

Inner Passage

Having a built in storage cupboard off and access to the roof void.

Bedroom One

11'7" x 10'0" (3.53m x 3.05m)

Having a UPVC window and radiator.

Bedroom Two

11'11" x 9'6" (3.63m x 2.90m)

Only slightly smaller than the first room also having a radiator and UPVC window.

Bathroom

7'10" x 7'4" (2.39m x 2.24m)

A suite comprising of a panel in bath, pedestal wash hand

basin and a low flush WC. The room offers a built in storage cupboard ideal for extra storage, an airing cupboard off containing the properties hot water cylinder and a double radiator. There are two UPVC windows and fully tiled walls.

Outside

Approached via a driveway offering ample on-site parking space and access to the side ATTACHED GARAGE (18'2" x 7'10") with metal up and over door, light and power and ATTACHED CARPORT. The gardens are established in style with mature trees, shrubs and and well stocked flower borders. There is a rear paved patio area offering the chance to enjoy the outside during the summer months.

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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