



55 Ashbourne Road, Cheadle, Staffordshire ST10 1RS
Price guide £245,000



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

This stunning and established semi-detached home has been thoughtfully improved by the current owners to offer a perfect blend of style, space, and practical living.

Step inside the welcoming entrance hall, an elegant introduction that flows seamlessly into the guest cloakroom. The cosy lounge is a charming retreat featuring a classic Adam-style fireplace with a fitted gas fire, perfect for creating a warm ambiance during cooler months. A fully glazed UPVC conservatory offers panoramic garden views and direct rear access, making it a versatile space for relaxing, dining, or entertaining throughout the year.

Stretching the full length of the home, the impressive kitchen/dining area combines contemporary design with functionality and underfloor heating. The dining space is bathed in natural light from a stunning bay window overlooking the front elevation, providing a perfect spot for family meals. The kitchen boasts a stylish two-tone shaker design in dove and slate grey, complemented by darker marbled work surfaces and chrome fittings. Patio doors open onto the paved rear patio, creating an ideal flow for indoor-outdoor living and summer entertaining.

Upstairs, a spacious landing provides access to three well-proportioned bedrooms. The principal bedroom overlooks the peaceful rear garden and features built-in wardrobes and convenient wall cupboard. The second bedroom, also generously sized, enjoys pleasant front views, while the third offers ample space for a double bed and versatile use. The fully tiled family bathroom combines style and practicality, with a three piece suite and decorative tiling.

Outside, the property features a block-paved driveway with ample parking. The rear garden includes a block-paved patio for alfresco dining and steps leading to a tiered artificial grass area behind a retaining wall offering the perfect suntrap!



The Accommodation Comprises:

Entrance Hall

6'7" x 9'2" (2.01m x 2.79m)

A striking black UPVC front door with decorative glass squares and an elegant long silver handle sets the tone for this stylish home. Upon entry, you're greeted by a bright and contemporary hallway, featuring high-gloss porcelain tiled flooring with a subtle glitter finish that adds a touch of luxury. This gleaming flooring continues seamlessly into the guest cloakroom. The hallway offers immediate access to the main living accommodation and benefits from a useful understairs storage cupboard—perfect for coats, shoes, or general household items.

Lounge

13'0" x 11'11" (3.96m x 3.63m)

This well-proportioned square-shaped lounge provides a comfortable and inviting living space, centred around an elegant Adam-style fireplace with a fitted gas fire—perfect for cosy evenings. The chimney breast is highlighted with stylish patterned wallpaper, adding a touch of character to the room. A large double radiator ensures warmth throughout, while UPVC double doors flanked with large windows either side open directly into the conservatory, allowing natural light to flood in.

Conservatory

10'1" x 11'9" (3.07m x 3.58m)

A bright and airy addition to the home, the conservatory is fully glazed with UPVC windows, offering panoramic views of the rear garden and allowing plenty of natural light to pour in. A rear access door leads directly outside, making this the perfect spot to enjoy the garden year-round. The space is finished with attractive wood-effect laminate flooring, combining practicality with a warm and homely feel.

Kitchen/ Dining Area

26'2" x 7'9" (7.98m x 2.36m)

Stretching the full length of the property, this impressive open-plan kitchen and dining space is both stylish and functional. The dining area is positioned at the front of the home and enjoys an abundance of natural light from a stunning bay window overlooking the front elevation—perfect for family meals or entertaining guests.

To the rear, the contemporary kitchen features an attractive two-tone shaker-style design in dove grey and slate grey, beautifully complemented by darker grey marbled work surfaces and finished with polished chrome knobs. A range of integrated appliances includes a dishwasher, tumble dryer, wine cooler, and an American-style fridge freezer, providing both convenience and modern luxury.

The kitchen is further equipped with a built-in electric oven, gas hob with stainless steel extractor hood, and a stainless steel sink unit with mixer tap and drainer. Additional features include space and plumbing for a washing machine, an integrated wine rack, and a durable tiled floor with under floor heating throughout. UPVC patio doors open

directly onto the rear patio area, creating a seamless transition between indoor and outdoor living.

Guest Cloakroom

5'8" x 2'6" (1.73m x 0.76m)

Conveniently located off the entrance hall, the guest cloakroom features a modern low flush WC and a stylish wash hand basin set within a contemporary wooden vanity unit, complete with a chrome mixer tap. A side-facing UPVC privacy window allows natural light while maintaining discretion. The high-gloss tiled flooring continues seamlessly from the hallway, creating a cohesive look. A wall-mounted radiator ensures warmth.

First Floor

Stairs from the Entrance Hall lead up to the:

Landing

A spacious and well-lit landing provides access to three generously sized bedrooms. The area offers potential for additional storage or decorative touches and creates a natural flow between the upstairs rooms.

Bedroom One

9'11" x 11'2" (3.02m x 3.40m)

A comfortable double bedroom positioned at the rear of the property, featuring a UPVC window that overlooks the garden, offering a peaceful outlook. The room includes a wall-mounted cupboard and fitted wardrobes for convenient storage, along with a radiator.

Bedroom Two

8'10" x 10'10" (2.69m x 3.30m)

Also generously sized, this second bedroom enjoys pleasant views over the front of the property through a large UPVC window. The room is well-proportioned and benefits from a radiator.

Bedroom Three

9'11" x 10'10" (3.02m x 3.30m)

A well-proportioned third bedroom, spacious enough to accommodate a double bed. This versatile room features a rear-facing UPVC window overlooking the garden, along with a radiator for added comfort. Could be used as a guest bedroom, large nursery, or home office.

Family Bathroom

6'8" x 5'5" (2.03m x 1.65m)

The stylish family bathroom is thoughtfully designed and fully tiled for a sleek, modern finish. It features a panelled bath with a glass side screen, complemented by a striking black overhead rainfall shower and an additional handheld shower attachment for convenience. A contemporary wash hand basin is set atop a three-drawer vanity unit, providing ample storage, and sits next to a modern low flush WC. A decorative signature strip of tiling runs vertically behind the bath, creating a feature wall and adding visual interest to the space.

Additional highlights include a chrome heated towel radiator, a wall-mounted illuminated electric mirror, and a frosted UPVC privacy window that allows natural light while maintaining discretion.

Outside

To the front of the property, a block-paved driveway provides ample on-site parking space for multiple vehicles. A paved walkway runs alongside the driveway, leading neatly to the front entrance door. Adjacent to the driveway is a tiered paved area, slabbed and ready to be styled with plants or decorative features to enhance curb appeal. The side gated access and pathway offers easy access to the rear garden, which boasts a spacious block-paved patio—perfect for outdoor dining or entertaining. Steps lead up to a tiered garden area featuring low-maintenance artificial grass, bordered by a retaining wall. This tranquil space is ideal as a seating area and enjoys a sunny position—making it a perfect suntrap for relaxing or socialising.

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

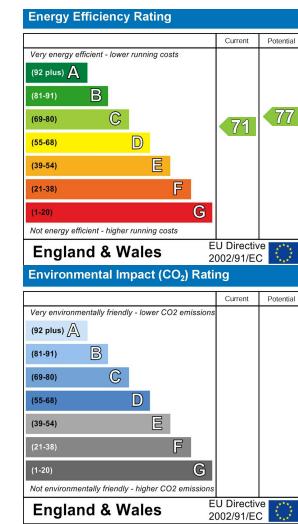
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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