



58 The Birches, Cheadle, Staffordshire ST10 1EJ
Price guide £199,950



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

This charming traditional semi-detached home, upgraded by its current owner, promises delightful family living. Enter through the inviting entrance, featuring striking tiled flooring. The spacious lounge boasts a cosy brick fireplace with an electric fire, complemented by dual windows offering views of both the front and rear. The kitchen exudes elegance with its white slab floors, contrasting black handles, and ample grey countertops, complete with built-in appliances. A courtesy door leads to the rear entrance hall and toilet. Ascend to the first floor via the landing area, featuring a stylish glass balustrade, granting access to three bedrooms and a sleek shower/wet room.

Outside, this property enjoys a peaceful location nestled in a quiet cul-de-sac, occupying a prime corner position that boasts an expansive plot. The frontage is thoughtfully finished with tarmac and bordered with decorative block paving, offering plentiful parking space on-site. A side gate leads to the rear, which features a fully paved area ideal for relaxing and entertaining, as well as providing a low-maintenance space for children to play. Don't miss out of this opportunity to call this spacious family house, your home! Offer with no upward chain too for a hassle free transaction!



The Accommodation Comprises

Entrance Hall

Step into elegance with a tiled floor, a striking feature radiator, and a sleek composite front entrance door. The practicality of built-in storage cupboards meets the sophistication of inset spotlights, welcoming you into this inviting space.

Spacious Lounge

14'0" x 16'11" (max) (4.27m x 5.16m (max))

Unwind in style within this inviting space, boasting a brick feature fireplace with a wooden mantel and tiled hearth, complemented by the warmth of an electric fire. Laminate flooring adds a touch of modernity, while two radiators ensure comfort throughout. Natural light floods the room through two UPVC windows, offering picturesque views over both the front and rear elevations. Conveniently, a built-in storage cupboard provides additional functionality, completing this comforting retreat.

Kitchen

13'11" (max) x 9'10" (4.24m (max) x 3.00m)

Prepare meals with ease in this contemporary space, featuring modern units adorned with sleek white slab doors and long black handles, perfectly complemented by a stylish grey worktop and matching splash-backs. The culinary enthusiast will appreciate the convenience of a Belling built-in double oven, microwave, and gas 5-ring hob, complete with a stainless steel hood overhead. A ceramic sink unit with a mixer tap sits gracefully under the window, offering a pleasant view while washing dishes. Plumbing for an automatic washing machine adds practicality, while a single radiator ensures comfort. Natural light streams through two UPVC windows, illuminating this culinary haven.

Rear Entrance Hall

3'4" x 3'6" (1.02m x 1.07m)

Exit and entrance via a composite door.

Cloakroom

4'6" x 3'8" (1.37m x 1.12m)

Having a handy downstairs toilet & UPVC window,

First Floor

Stairs rise up to the:

Landing

With UPVC window, inset spotlighting and an airing cupboard off containing the hot water cylinder.

Bedroom One

13'11" x 9'10" (4.24m x 3.00m)

This cosy retreat features a window allowing natural light to filter in. Stay warm and comfortable with the included radiator.

Bedroom Two

13'11" x 7'9" (4.24m x 2.36m)

With radiator and UPVC window.

Bedroom Three

8'4" x 7'5" (2.54m x 2.26m)

With radiator and UPVC window.

Shower Room

8'2" x 4'5" (2.49m x 1.35m)

Embrace modern convenience in this sleek wet room, where an open shower awaits, complete with a Mira shower spray, rail, and curtain for added privacy. A stylish wash hand basin with a vanity unit underneath and a low flush WC provide functionality without compromising on aesthetics. Tiled walls add a touch of easy maintenance. A double radiator and window to finish. Access to the roof.

Outside

Outside, this property enjoys a tranquil setting within a quiet cul-de-sac, occupying a coveted corner spot that affords a larger-than-average plot size. The front is meticulously tarmac and bordered with block paving, not only enhancing its aesthetic appeal but also providing abundant on-site parking space. A convenient side gate leads to the rear of the property, where a fully paved area offers ample seating space for relaxation and opportunities for children to play, all while ensuring easy maintenance. Delightful high raised flower borders add a splash of color and charm around the edges, completing this idyllic outdoor retreat.

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

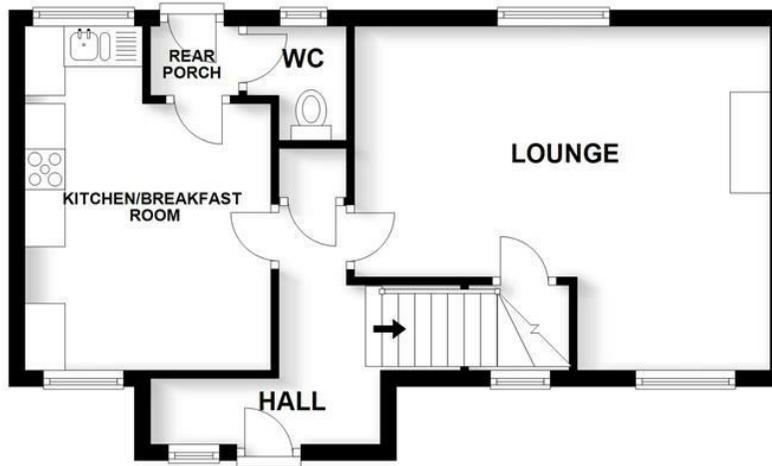
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





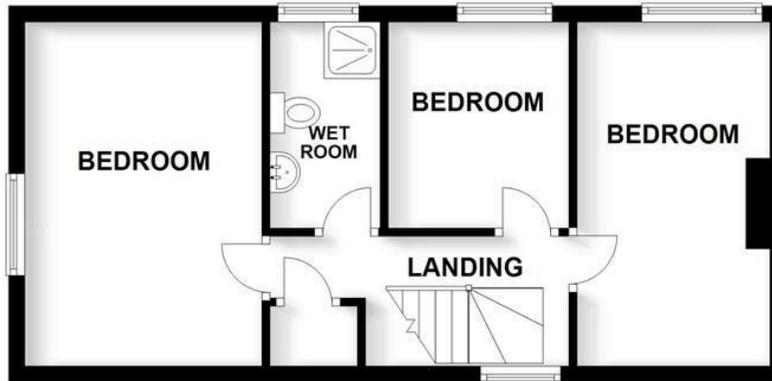
GROUND FLOOR

APPROX. 456.1 SQ. FEET



FIRST FLOOR

APPROX. 425.7 SQ. FEET



TOTAL AREA: APPROX. 881.8 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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		
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