



6 Beswick Close, Cheadle, Staffordshire ST10 1LE
Guide price £240,000



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

We are delighted to present to the market this immaculate detached bungalow, ideally positioned within a quiet cul-de-sac on a sought-after estate in Cheadle. Perfectly located within walking distance of highly regarded schools, local shops, and a range of amenities, this attractive home is ideally suited to those looking to downsize to single-level living, retire in comfort, or accommodate a small family. From the moment you arrive, it is clear the property has been lovingly maintained and well cared for throughout. The frontage offers extensive off-road parking for multiple vehicles, alongside a beautifully maintained garden providing year-round curb appeal. Internally, the property continues to impress with its warm feel and tasteful décor, offering an excellent opportunity for the next owners to personalise and add their own touch. The spacious and versatile lounge provides the perfect setting for both relaxation and entertaining. The kitchen is practical and well-designed, offering ample storage and space for meal preparation. There are three well-proportioned bedrooms, with the master benefiting from built-in wardrobes that maximise space and functionality. A further double bedroom and a single bedroom offer flexibility for guests, a home office, or additional living areas. The family bathroom is fitted with a modern three-piece suite and finished in a clean, contemporary style. To the rear, the enclosed garden provides a peaceful outdoor retreat, featuring established hedging, mature shrubs, and well-stocked flower beds—ideal for enjoying the warmer months in privacy and tranquility. Homes like these rarely remain available for long. Early viewing is highly recommended to fully appreciate the potential this wonderful property has to offer.



The Accommodation Comprises

Entrance Hall

3'7" x 8'4" (1.09m x 2.54m)

Step through a stylish uPVC front entrance door into a bright and welcoming hallway, thoughtfully designed to create a strong first impression. The space features a practical built-in storage cupboard—perfect for coats, shoes, and everyday essentials—keeping the area neat and clutter-free.

Kitchen

10'3" x 7'9" (3.12m x 2.36m)

Stylishly fitted with a range of modern wood-effect wall and base units, complemented by a durable laminate work surface. A uPVC window allows for plenty of natural light, enhancing the bright and airy feel of the space. It features a sleek stainless steel inset sink with mixer tap, a built-in electric oven, gas hob, and an integrated extractor hood. The room is finished with part-tiled walls and a fully tiled floor for easy maintenance, along with plumbing and space for an automatic washing machine—making it both practical and ready for everyday living

Lounge

20'4" x 11'3" (6.20m x 3.43m)

A bright and versatile living space, with ample room to accommodate both relaxing and dining areas if desired. A charming uPVC bay window floods the room with natural light, creating a warm and inviting atmosphere. The focal point is a characterful brick fireplace, complete with a coal-effect electric fire, wooden mantel, and tiled hearth, adding both style and comfort. Two additional radiators ensure the room remains cosy and welcoming throughout the colder months.

Inner hall

8'6" x 2'10" (2.59m x 0.86m)

Bedroom one

11'9" x 8'2" (3.58m x 2.49m)

The master bedroom is situated to the rear of the property, offering a peaceful and private retreat. It benefits from full-length fitted wardrobes with stylish mirrored doors, providing

excellent storage while enhancing the sense of space and light. A UPVC double-glazed window allows natural light to fill the room, complemented by a radiator ensuring comfort throughout the year.

Bedroom Two

7'5" x 10'11" (2.26m x 3.33m)

The second bedroom is generously proportioned and highly versatile, making it ideal as a guest room, home office, or additional reception space if required. It benefits from a radiator and a uPVC window, along with uPVC doors providing direct access to the rear garden, creating a bright and airy feel with a seamless connection to the outdoor space.

Bedroom Three

7'0" x 7'10" (2.13m x 2.39m)

Another well-proportioned single bedroom room, offering excellent versatility as a guest bedroom, nursery, or dedicated home office. It features a uPVC double-glazed window allowing in natural light, along with a radiator providing year-round comfort.

Bathroom

5'5" x 7'9" (1.65m x 2.36m)

The family bathroom is thoughtfully designed, offering a practical yet comfortable space. It comprises of a panelled bath with Mira electric shower over, a pedestal wash hand basin, and a low-level WC. A chrome heated towel radiator adds a modern touch and everyday convenience. The room is finished with fully tiled walls and flooring for a clean, low-maintenance finish, and benefits from a uPVC double-glazed window providing natural light and ventilation.

Outside

The property enjoys superb curb appeal, set behind a generous lawned frontage enhanced by established shrubs and well-stocked flower beds. An extensive tarmac driveway provides ample off-road parking and leads to gated access for both the detached garage and rear garden. To the rear, the enclosed garden is attractively landscaped, featuring a combination of paved pathways, well-maintained lawns, mature hedging, and established planting. A patio area offers the perfect space for outdoor dining and entertaining,

creating an ideal setting for relaxing and enjoying the garden.

Detached Garage

19'10" x 9'10" (6.05m x 3.00m)

Accessed via an electric roller door and benefits from both power and lighting, making it highly practical and adaptable. Offering excellent potential, it can be used for secure parking, additional storage, or converted to suit a variety of uses such as a workshop or hobby space

Services

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING AND 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 only through the agents Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke on Trent, Staffordshire, ST10 1AA (01538 751133)

Mortgage

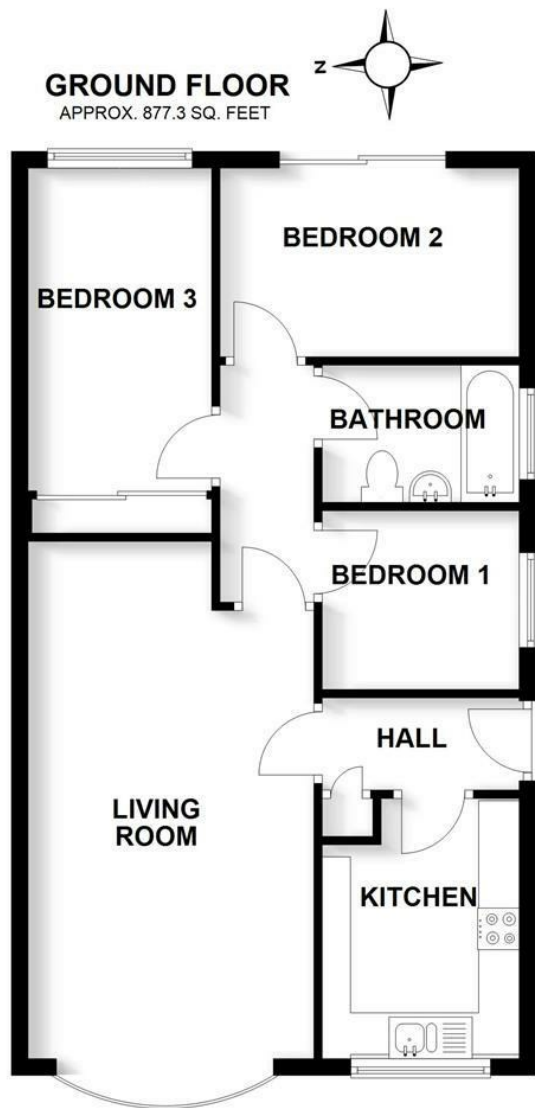
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office.

Agents Notes

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

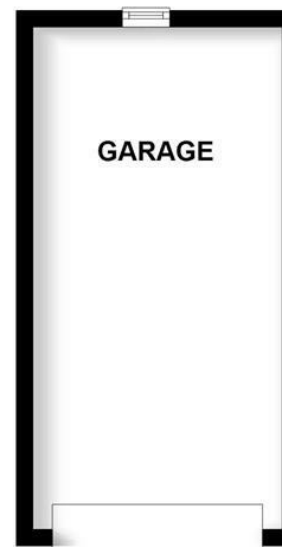






TOTAL AREA: APPROX. 877.3 SQ. FEET

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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