



60 Kingfisher Crescent, Cheadle, Staffordshire ST10 1RZ
Price guide £150,000



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

An attractive and well-maintained semi-detached bungalow, ideally positioned within a sought-after residential area on the outskirts of Cheadle, offering comfortable, versatile living space perfectly suited to a range of buyers.

The property is entered via a side entrance into a welcoming inner hallway, giving access to the principal accommodation. The lounge provides a warm and inviting living space, enhanced by a charming feature fireplace, while the fitted pine kitchen offers a range of units with integrated appliances and space for informal dining, making it both practical and homely. There are two well-proportioned bedrooms, one currently utilised as an additional sitting room, offering excellent flexibility for guests, hobbies or home working. A neatly presented shower room with a traditional suite completes the internal layout.

Externally, the property continues to impress with ample on-site parking to the front, along with a driveway leading to a detached garage. The front garden is laid to lawn, adding to the home's kerb appeal, while the enclosed rear garden provides a private and relaxing space, featuring a lawned area, paved patio ideal for outdoor seating, and established flower borders.

This appealing bungalow combines a desirable location with flexible accommodation and attractive outdoor space, making it a wonderful opportunity not to be missed.



The Accommodation Comprises

Side Entrance

3'7" x 9'3" (1.09m x 2.82m)

Single radiator, UPVC double glazed front entrance door.

Kitchen/ Dining Area

12'2" x 7'8" (3.71m x 2.34m)

A well-presented and inviting kitchen fitted with a stainless steel inset sink unit with base cupboards beneath, complemented by a range of attractive pine high and low level units with work surfaces over. Integrated appliances include an electric oven, gas hob and extractor hood, creating a practical and functional cooking space. Additional features include a single radiator, part tiled walls, a uPVC double glazed window allowing for natural light, and a uPVC rear entrance door providing convenient access.

Lounge

15'0" x 9'5" (4.57m x 2.87m)

A comfortable and well-proportioned living space featuring an attractive Adam style fireplace with marble inset and hearth, housing a coal effect living flame gas fire which creates a warm focal point. Additional features include a single radiator and a uPVC double glazed window providing good natural light.

Bedroom One

7'0" x 8'9" (2.13m x 2.67m)

A well-proportioned bedroom featuring a single radiator and a uPVC double glazed window, allowing for plenty of natural light.

Bedroom Two

9'0" x 10'4" (2.74m x 3.15m)

A well-sized second bedroom featuring a single radiator and a uPVC double glazed window, providing natural light.

Shower Room

6'6" x 5'7" (1.98m x 1.70m)

A traditional and well-appointed shower room comprising a shower cubicle with plumbed-in shower, pedestal wash hand basin and low flush WC. Further features include a uPVC double glazed window, single radiator, fully tiled walls and a tiled floor, creating a clean and low-maintenance space.

Outside

The property benefits from a driveway from the road providing on-site parking, which in turn leads to a detached concrete sectional garage (16'0" x 7'10") with a metal up and over door. To the front elevation there is a lawned garden, whilst the rear offers a smaller lawned garden with a paved patio area, enclosed by fencing and complemented by established flower borders, creating a pleasant and private outdoor space.

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.

Coal Mining

A coal mining report has identified a mineshaft within approximately eight metres of the property. Prospective purchasers are advised to undertake their own investigations, seek appropriate professional and financial advice, and satisfy themselves regarding this matter before proceeding with a purchase.

Due to the potential lending restrictions, the property is considered particularly suitable for cash purchasers. The asking price reflects this matter, and the property is being marketed accordingly.





