

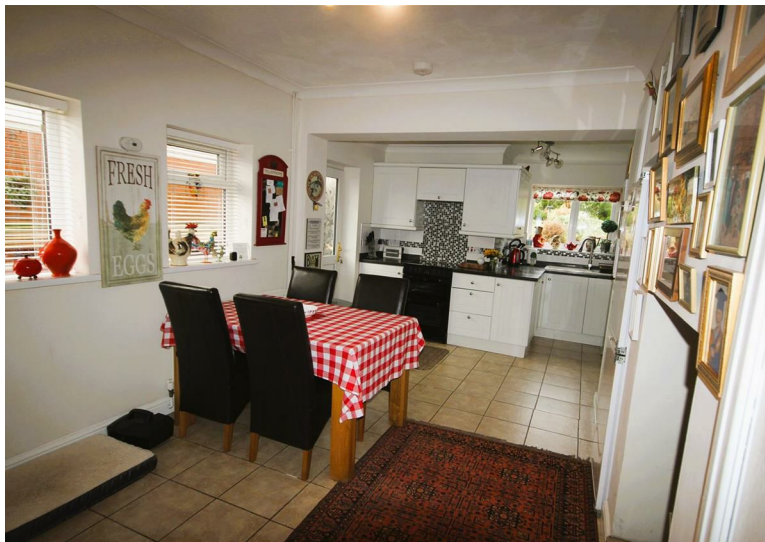


24 Greenfield Crescent, Cheadle, Staffordshire ST10 1JX
Price guide £240,000



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

This charming and well-constructed semi-detached home is a testament to thoughtful design and character, offering generous and versatile living spaces. Situated along a pleasant crescent, the property enjoys a prominent position, set back from the road, and radiates curb appeal with its traditional facade. As you step into the spacious entrance hall, you have a convenient cloakroom just off to the side. A key highlight of the property is the extended kitchen, appointed with a range of white cottage-style fitted units and a cosy dining area. At its heart, a log burner adds a rustic and inviting focal point. Adjoining this space, part of the extension has been transformed into a snug sitting room, ideal for relaxation or adaptable to suit your needs, with patio doors opening onto the rear garden. The formal lounge is a stunning space, accessed via elegant double doors. Upstairs, the first floor offers equally impressive accommodation. The master bedroom spans the full depth of the property, providing a generously sized retreat. A second double bedroom with fitted wardrobes offers excellent storage, while a shower room with a crisp white suite completes the level. Outside, the property continues to impress. A tarmac driveway provides ample parking and leads to gated access, revealing a side carport and a detached garage set back for added convenience and provides a utility area. The front garden features a traditional paved patio area, an established central tree, and vibrant flower borders, with steps leading to the main entrance. The rear garden is a true sanctuary, designed with tiered landscaping to maximise its natural beauty. Bursting with shrubs, flowers, and greenery, it includes a paved Indian stone patio on the upper tier, perfect for al fresco dining, along with flower beds and elevated views over the property and beyond.



The Accommodation Comprises

Entrance Hall

7'11" x 6'10" (2.41m x 2.08m)
The entrance hall offers a warm welcome, featuring a radiator for comfort, a tiled floor for practicality, and a handy understairs cupboard for storage. It provides direct access to both the lounge and the kitchen, ensuring a functional and inviting flow throughout the ground floor.

Cloakroom

2'3" x 5'4" (0.69m x 1.63m)
Cleverly designed to maximise space, featuring a low-flush WC with a wash hand basin neatly positioned at the back for added convenience. The room is tastefully finished with panelled walls and a tiled floor, combining practicality with style.

Extended Kitchen/Diner

22'8" x 10'9" (6.91m x 3.28m)
The kitchen serves as the heart of the home, boasting an inviting blend of style and functionality. It features a generous range of white cottage-style units complemented by sleek black work surfaces. An enamel sink and drainer sit perfectly beneath one of three windows, offering lovely views of the rear garden.
A charming brick fireplace, complete with a tiled hearth, houses a log burner, creating a cosy focal point near the dining area. The freestanding oven, integrated into the cabinetry with a built-in extractor hood, will remain with the property upon sale. Ample space is provided for a freestanding fridge/freezer, ensuring practicality for everyday living.
An archway seamlessly connects the kitchen to the snug, enhancing the open and sociable layout. This space is as functional as it is welcoming, making it the true hub of family life.

Sitting Room

8'7" x 10'7" (2.62m x 3.23m)
Enjoying tranquil views of the garden and is enhanced by the comfort of underfloor heating. This versatile space can easily serve as a cosy retreat, an additional lounge, or even a dining room, thanks to its adaptable layout. Double doors provide a seamless connection to the formal lounge, while patio doors open directly onto the stunning rear garden, inviting the outdoors in and creating the perfect setting for relaxation or entertaining.

Formal Lounge

19'0" x 11'11" (5.79m x 3.63m)
A bright and inviting space, with a large UPVC bay window that floods the room with natural light while offering pleasant views over the front elevation. A side door leads back to the entrance hall, and double doors from the snug/sitting room create a seamless flow between the two areas. The room is anchored by a striking stone-effect Adam-style fireplace, featuring a black granite inset and tiled hearth, providing a warm focal point. Additionally, a double radiator ensures the room is kept comfortably cosy throughout the year.

First Floor

Stairs rise to the:

Landing

Access to all rooms.

Bedroom One

18'2" x 11'11" (5.54m x 3.63m)
A generously sized retreat, stretching the full depth of the property. A large bay window at the front fills the room with natural light and offers picturesque views of the front elevation and beyond. Two additional rear-facing windows further enhance the room's brightness. An old-fashioned feature fireplace, which has been blocked and vented, adds character and could easily be restored to become a stunning focal point, blending the room's traditional charm with modern living and lastly there is a radiator.

Bedroom Two

9'10" x 10'11" (3.00m x 3.33m)
Another charming and spacious double room, enhanced by a feature original fireplace, which has been blocked and vented but remains a delightful nod to the property's character. The room is bright and airy, with both side and rear windows allowing natural light to stream in. Built-in wardrobes and an additional storage cupboard provide excellent storage solutions, while a radiator ensures the space is warm and inviting.

Shower Room

7'9" x 6'10" (2.36m x 2.08m)
Appointed with a modern white three-piece suite. It features a corner double shower cubicle with an electric shower spray, enclosed by sleek glass panels and doors. A low-flush WC and a pedestal wash hand basin complete the suite, offering both style and functionality. The room is fully tiled in crisp white tiles, complemented by a chrome towel rail and laminate tile-effect flooring. Recessed spotlighting adds a contemporary touch.

Outside

The property is accessed via a tarmac driveway, offering ample on-site parking and extending down the side of the house to a gated entrance. Beyond the gates lies a practical side carport, complete with log storage underneath, leading further back to a detached garage.
The garage is equipped with a metal up-and-over door, light, and power, making it a highly functional space. It also features a workshop area and a utility section with plumbing for an automatic washing machine, a stainless steel sink unit, and a work surface with additional space for a tumble dryer.
The rear garden is a beautifully landscaped oasis, a testament to the prior owner's passion for gardening. The lower section features a low-maintenance artificial lawn surrounded by lush greenery and mature shrubbery, which bursts into vibrant blooms during the summer months.

Nestled discreetly within the rockery is a unique piece of history—a wartime air raid shelter, offering an intriguing feature that could double as additional storage if desired.
Steps lead up to the second tier of the garden, where a spacious Indian stone patio provides the perfect spot to relax and take in views of the property and beyond. This upper section also boasts two generously sized flower and vegetable beds, ideal for those with a green thumb or a desire to grow their own produce. The garden's design perfectly balances practicality with charm, creating a delightful outdoor space to enjoy year-round.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The property is further enhanced by bespoke, made-to-measure internal shutters, adding a touch of elegance while providing excellent privacy and light control.

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

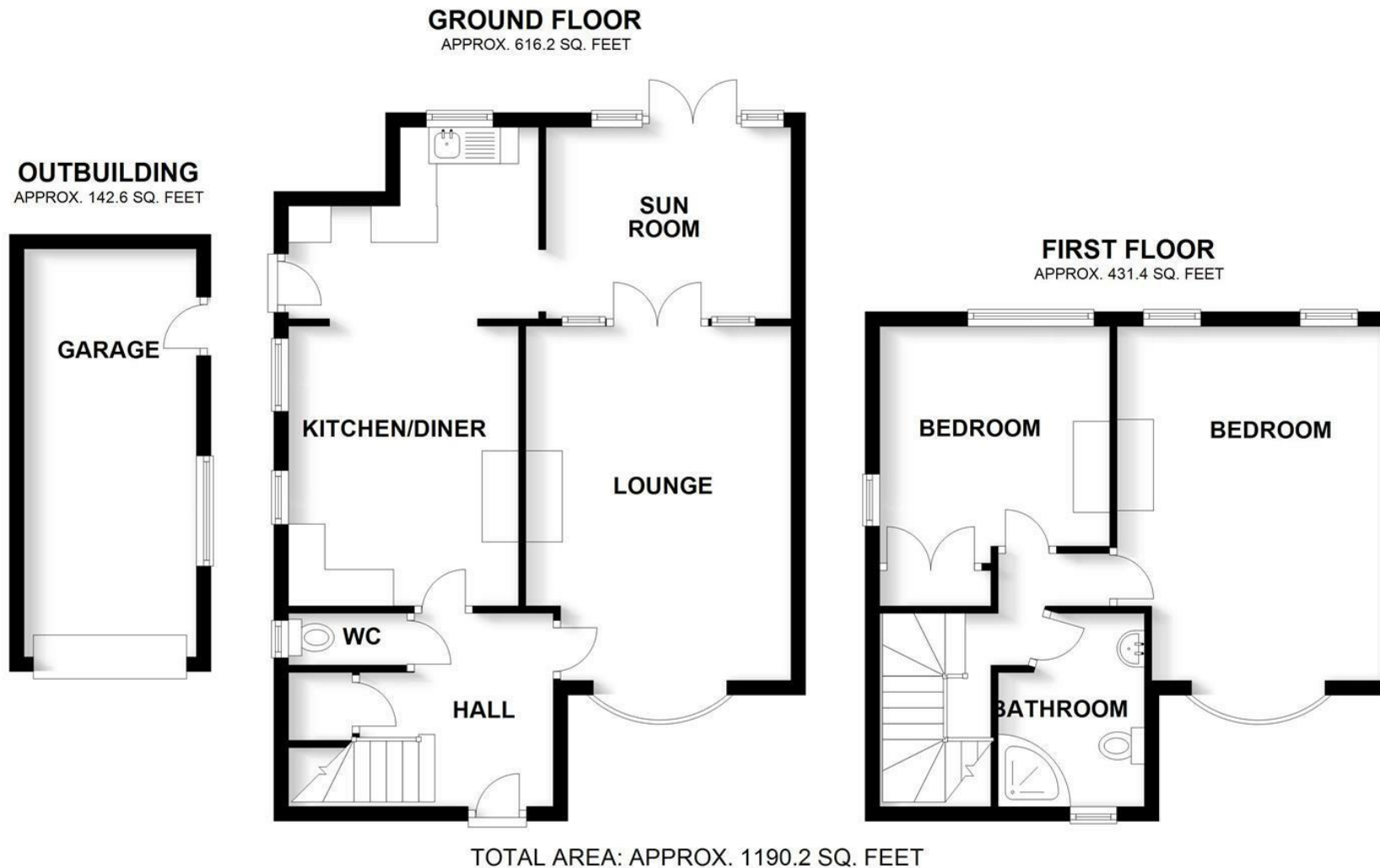
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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		82
(81-91) B		
(69-80) C	69	
(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		
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