



**34 Charles Street, Cheadle, Staffordshire ST10 1ED**  
**Asking price £135,000**



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

**A beautifully upgraded traditional semi-detached home, offering the perfect mix of charm and modern style. Situated close to the town centre, this impressive property is a fantastic opportunity for first-time buyers, downsizers, or investors looking for something special.**

**Step inside and you'll instantly appreciate the attention to detail. The welcoming lounge features a character fireplace, creating a cosy focal point, while the sleek dove grey gloss kitchen brings a touch of contemporary elegance. The ground-floor bathroom has been thoughtfully modernised with a stylish white suite, giving the home a fresh, move-in ready feel.**

**Outside, the property boasts a smart frontage and access leading to a private rear yard—an easily maintained space that's perfect for summer BBQs, morning coffee, or simply relaxing outdoors.**

**With no onward chain, this home is ready for immediate occupation. Stylishly updated and competitively priced, it's a home you'll be proud to own—don't miss out!**



## **The Accommodation Comprises**

### **Lounge**

11'4" x 12'3" (3.45m x 3.73m)

Entered through a white UPVC double-glazed entrance door and enjoys a front-facing UPVC window, allowing plenty of natural light to flood the room. A charming brick feature fire surround with inset fireplace creates an attractive focal point, complemented by a radiator with decorative cover. The lounge also provides direct access into the kitchen, enhancing the flow of the home.

### **Kitchen**

10'8" x 12'5" (3.25m x 3.78m )

The fitted kitchen has been upgraded with a stylish range of high and low-level dove grey gloss units with complementary drawer sections, offering both practicality and modern appeal. An inset stainless steel sink with mixer tap is perfectly positioned beneath the rear-facing UPVC window, providing a pleasant outlook. There is space for a freestanding cooker with a built-in extractor hood above, along with under-counter space for a washing machine or additional appliance. Finished with a contemporary black brick-style tiled splash-back, radiator, and luxury vinyl flooring, this kitchen combines functionality with a sleek, modern look.

### **Rear Entrance Hall**

The rear entrance hall provides an additional access point to and from the outdoor space via a side UPVC double glazed door, offering convenience for everyday living. From here, there is direct access into the bathroom

### **Bathroom**

Fitted with a modern contemporary suite comprising a panelled bath with shower over and glass side screen, a sleek wash hand basin set above a vanity unit with storage and chrome mixer tap, and a low-flush WC. The space is finished with stylish part-tiled marble-effect walls and coordinating flooring, complemented by inset spotlighting. Dual UPVC windows to the rear and side elevations provide excellent natural light.

### **First Floor**

Stairs rise to the:

### **Bedroom One**

11'4" x 12'5" (3.45m x 3.78m )

A generously sized double, filled with natural light from a large front-facing window. The room retains charming character features including a traditional picture rail and an attractive ornamental fireplace, complemented by a central heating radiator.

### **Bedroom Two**

10'8" x 9'6" (3.25m x 2.90m )

Another well-proportioned double, benefiting from a large window that floods the room with natural light, along with a central heating radiator.

### **Outside**

Outside, the property enjoys a prime position in the heart of Cheadle, with immediate access to the high street, local pubs, shops, and supermarkets—making it an incredibly convenient location. Set alongside the road with a traditional pavement frontage, the home benefits from side access leading to the rear. The enclosed rear garden is attractively paved for ease of maintenance and surrounded by a boundary wall, creating a private, low-maintenance 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.





