



27 Prince George Street, Cheadle, Staffordshire ST10 1HX
Offers over £119,950



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

This beautifully extended mid-terrace house combines classic charm with modern upgrades, making it the perfect choice for first-time buyers. Situated at the rear of Cheadle Town, in a desirable and sought-after location, the property has been thoughtfully refurbished to a high standard, ensuring it's ready to move into. Upon entering, you'll find a spacious lounge that leads into a stylish white-fitted kitchen with built-in units, offering convenient access to a utility room. The ground floor also features a large, newly upgraded shower room with a contemporary suite. Upstairs, the property boasts two well-sized bedrooms, offering ample space for comfortable living. Externally, the property is positioned roadside along Prince George Street, which runs parallel to the High Street but is slightly elevated, providing a peaceful and private setting. The rear of the property is home to an enclosed, tiered garden with low-maintenance paved patio and gravelled areas. The upper sections of the garden are secured with charming picket fencing, ideal for outdoor relaxation. Within walking distance of the town centre, residents have easy access to local shops, schools, and recreational amenities. Additionally, the property is well-connected by roads, with the A50 Stoke-Derby Link Road providing a direct route to nearby Potteries towns, as well as Leek and Uttoxeter, making it a convenient option for commuters. This delightful home offers an excellent opportunity to own a tastefully updated property in a sought-after location. Don't miss out!



The Accommodation Comprises

Lounge

10'2" x 12'9" (3.10m x 3.89m)

Features a radiator, a UPVC window that allows for plenty of natural light, and a UPVC front entrance door, enhancing both comfort and accessibility.

Kitchen

10'8" x 9'0" (3.25m x 2.74m)

The kitchen offers a white built-in design, complemented by stylish grey handles and a matching work surface. A part-tiled splash-back with a patterned design adorns three walls, adding both practicality and visual appeal. A freestanding cooker is included, complete with a stainless steel extractor hood above. On the opposite side, you'll find a stainless steel sink unit with a mixer tap and drainer, paired with double base units for ample storage. A window offers a view into the utility room, while additional features include an understairs storage cupboard, a radiator, and durable laminate flooring throughout.

Utility Room

5'8" x 12'9" (max) (1.73m x 3.89m (max))

Equipped with plumbing for an automatic washing machine, providing added convenience. It also features a radiator, laminate flooring that seamlessly flows from the kitchen, and a Glow Worm wall-mounted gas central heating boiler. Additionally, the room benefits from two UPVC double-glazed rear entrance doors, offering easy access to the garden and enhancing natural light.

Shower Room

4'7" x 10'2" (max) (1.40m x 3.10m (max))

Features a spacious walk-in double shower cubicle, enclosed with a glass panel, and is equipped with a plumbed-in shower rainhead overhead, complemented by an extractor fan for ventilation. A wash hand basin is set within a vanity unit, offering generous storage with cupboards and drawers below. Adjacent to this is a low flush WC. The room is further enhanced with two chrome towel radiators, fully tiled walls, inset spot lighting, and a privacy UPVC window, creating a sleek and functional space.

First Floor

Bedroom One

10'2" x 12'8" (3.10m x 3.86m)

Bedroom one is bright and inviting, featuring a UPVC window that allows natural light to fill the room. It is also equipped with a single radiator, ensuring comfort throughout the year.

Bedroom Two

10'4" x 12'1" (max) (3.15m x 3.68m (max))

Featuring a radiator and a UPVC window, allowing for plenty of natural light. It also includes an air cupboard with a hot water cylinder and water tank, offering convenient storage. Additionally, there is access to the roof space, providing potential for further storage or future use.

Outside

The property is situated roadside along Prince George Street, in a peaceful non-estate location that runs parallel to the High Street, placing it within immediate walking distance of local shopping facilities and amenities. To the rear, the enclosed garden is tiered, taking advantage of the property's elevated position on the hill. It features two paved patio areas and gravelled sections, creating a low-maintenance outdoor space. The garden is bordered by picket fencing and traditional wooden boundaries, offering both enclosure and privacy.

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.





