



60 The Green, Cheadle, Staffordshire ST10 1PH
Offers around £240,000



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

NO UPWARD CHAIN Embrace the charm of this spacious traditional semi-detached residence that defies its exterior appearance. Immaculate interiors reveal a seamless blend of classic and contemporary design, providing an inviting atmosphere throughout. Ideally situated within walking distance of the Town Centre, this home offers convenience with proximity to shops, schools, and various amenities.

Step into the property through the Entrance Hall, setting the tone for the elegance that unfolds within. The stunning lounge captivates with a cosy log burner and a bay window, creating a warm and welcoming ambiance. A separate dining room seamlessly connects to the fitted kitchen, complete with modern appliances. The thoughtful design extends to a utility/conservatory, providing a versatile space that opens into the enchanting rear garden.

The first floor unveils three generously sized double bedrooms, each offering comfort and style. A family bathroom featuring a modern white suite completes the upper level, ensuring both practicality and sophistication.

Experience the outdoors in the well-presented rear garden, boasting a delightful combination of decking and lawn areas. The front of the property offers ample on-site parking space, enhancing the practicality of this residence.



The Accommodation Comprises

Entrance Hall

12'8" x 2'11" (3.86m x 0.89m)

Enter this exquisite home through a welcoming entrance hall adorned with a gleaming wooden floor that sets the tone for the elegance within. This inviting space not only serves as the gateway to the first floor but also leads you to the heart of the home—the stunning lounge.

Lounge

11'11" x 12'5" (3.63m x 3.78m)

The lounge is a focal point of comfort and style, boasting a captivating feature fireplace with a tiled inset, complemented by a stone hearth and a multifuel burner. The continuity of the wood flooring from the hall enhances the seamless flow of design, creating a harmonious transition between spaces. Two radiators contribute to a cosy atmosphere, ensuring warmth on chilly evenings. The lounge is bathed in natural light, courtesy of the UPVC bay window.

Dining Room

10'5" x 9'11" (3.18m x 3.02m)

The separate dining room is a thoughtfully designed featuring an under stairs storage cupboard, this room maximizes practicality, providing a convenient solution for stowing away household items. Two radiators ensure a comfortable dining experience, allowing you to enjoy meals in warmth. Natural light floods the room through two windows, creating an airy and inviting atmosphere.

Utility/ Conservatory

7'10" x 9'11" (2.39m x 3.02m)

The utility area is a functional hub with a tiled floor, offering both practicality and easy maintenance. Equipped with plumbing for an automatic washing machine, this space caters to modern convenience, providing a dedicated area for laundry tasks. A radiator adds warmth and a rear entrance door provides convenient access to the rear garden.

First Floor

Access to all rooms.

Landing

Access to the loft and a cupboard houses the properties gas central heating boiler.

Bedroom One

9'10" x 9'11" (3.00m x 3.02m)

Bedroom One exudes character with a captivating feature cast iron fireplace, adding a touch of timeless charm to the room. A radiator ensures a comfortable and cosy atmosphere. Natural light graces the room through a well-placed window, offering a pleasant view of the front elevations.

Bedroom Two

12'11" x 9'8" (3.94m x 2.95m)

Offering another classic ambiance emphasised by the presence of a charming cast iron fireplace. A radiator provides warmth and light streams through the UPVC window.

Bedroom Three

12'0" x 10'0" (3.66m x 3.05m)

Echoing the other bedrooms with a classic cast iron fireplace, radiator and UPVC window.

Bathroom

8'5" x 5'6" (2.57m x 1.68m)

The bathroom presents a sophisticated and functional space, featuring a P-shaped bath with a mixer tap and shower overhead, accompanied by a sleek glass side screen for a contemporary touch. A wash hand basin, tastefully integrated with a vanity unit underneath, enhances both style and practicality. The low flush WC adds to the modern convenience of the space.

The bathroom is adorned with fully tiled walls, creating a polished and easy-to-maintain aesthetic. Inset spotlighting illuminates the area, offering a well-lit and inviting atmosphere. A chrome towel radiator not only adds a touch of luxury but also ensures warmth and comfort. The finishing touch is provided by a privacy window, balancing natural light with the need for discretion.

Outside

Situated along a prominent main road, this property

welcomes you with a convenient driveway at the front, providing ample space for two vehicles. The traditional semi-detached design incorporates side access, granting entry into the rear garden.

Enclosed for privacy, the rear garden is a tranquil haven featuring a delightful decking area, perfect for outdoor relaxation and entertaining. A well-maintained lawned garden adds a touch of greenery, while carefully curated flower beds contribute to the aesthetic appeal. Additionally, vegetable patches provide the opportunity for home gardening, adding a practical and sustainable dimension to the outdoor space. Discover a harmonious blend of convenience and outdoor charm as this property extends its appeal beyond the main road, offering a secluded and well-crafted garden retreat for you to enjoy.

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.





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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