



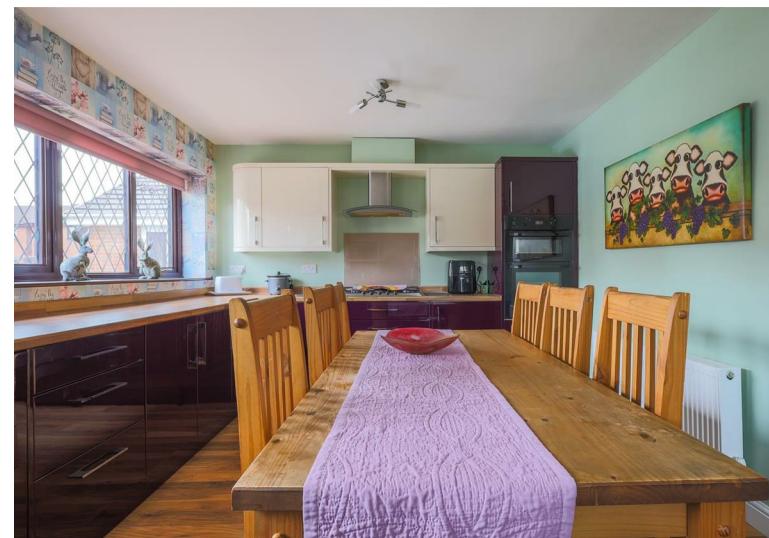
**4 The Sidings, Cheadle, Staffordshire ST10 1YD**  
**Offers around £285,000**



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

This superbly EXTENDED DETACHED BUNGALOW presents a fantastic opportunity for those seeking a comfortable, move-in-ready home—perfectly suited as a peaceful retirement retreat for a couple. Nestled on a generous corner plot within a quiet residential area, the property enjoys a convenient location on relatively level ground, within easy walking distance of Cheadle town centre and local amenities. Inside, the accommodation is both stylish and practical, beginning with a welcoming entrance hall. The spacious kitchen/dining area is a standout feature, offering a great range of high-gloss cream and purple units, wooden-effect worktops, and a comprehensive selection of built-in and integrated appliances. The rear entrance leads into a well-appointed bathroom. The lounge, located to the rear of the bungalow, is a relaxing space with large patio doors opening onto the garden and providing a lovely outlook. A charming wooden Adam-style fireplace with cast iron inset, marble hearth, and coal-effect living flame gas fire adds warmth and character.

There are two comfortable double bedrooms. Bedroom One features two built-in double wardrobes and a full range of fitted bedroom furniture and Bedroom Two also offers double proportions—ideal as a guest room or office. A separate shower room offers a touch of luxury, with a plumbed-in shower cubicle that includes Jacuzzi jets and a built-in seat—bringing spa-like relaxation into the home. Outside, the bungalow sits within a beautifully maintained corner plot with immaculate lawned gardens to the front, side, and rear. A block-paved driveway provides ample off-street parking. The rear garden is fully enclosed with walled boundaries topped with picket fencing to the side and traditional fencing to the rear. A delightful block-paved patio area sits beneath a mature, established tree, offering a peaceful retreat, while a patio-style path wraps around the home for easy access and convenience.



## The Accommodation Comprises

### Entrance Hall

15'10" x 5'5" (4.83m x 1.65m)

Welcoming and bright, the entrance hall features a UPVC front door and is complemented by a single radiator, providing a warm first impression as you step inside the home.

### Kitchen/ Dining Room

15'9" x 5'5" (4.80m x 1.65m)

This generously proportioned kitchen/dining space offers both style and functionality, featuring an excellent range of high-gloss cream and purple units paired with ample wood-effect work surfaces. An inset enamel sink unit sits beneath one of the three UPVC windows, filling the room with natural light. The kitchen is equipped with a built-in Hotpoint electric oven, a five-ring gas hob, and a stainless steel extractor hood, making it ideal for cooking enthusiasts.

Integrated appliances include a dishwasher and microwave, while additional white goods—such as a washing machine, two freezers, and a fridge—are also included in the sale, adding great value. The space is warmed by two radiators and finished with attractive laminate flooring, creating a practical and inviting hub of the home.

### Rear Entrance/ Bathroom

4'9" x 8'4" (1.45m x 2.54m)

To the rear of the property, a UPVC entrance door leads into a well-presented bathroom. The room features a panelled bath with a modern mixer tap, a wash hand basin with mixer tap set within a stylish vanity unit, and a sleek chrome towel radiator. Tastefully finished with part tiled walls and wood-effect laminate flooring, the space combines contemporary style with everyday practicality.

### Lounge

11'1" x 15'9" (3.38m x 4.80m)

Situated at the rear of the bungalow, the lounge offers a bright and relaxing space with large patio doors that open out to the rear garden and provide a pleasant view. A charming wooden Adam-style fireplace with cast iron inset and a marble hearth creates a cosy focal point, housing a coal-effect, living flame fitted gas fire. The room is warmed by a radiator, making it a comfortable space year-round.

### Bedroom One

10'5" x 11'5" (3.18m x 3.48m )

A spacious and well-equipped double bedroom featuring two built-in double wardrobes and a comprehensive range of fitted bedroom units, offering excellent storage solutions. The room is filled with natural light from a UPVC window and benefits from a radiator for added comfort.

### Bedroom Two

9'0" x 7'9" (2.74m x 2.36m)

A second comfortable double bedroom, complete with a UPVC window allowing in natural light and a radiator for warmth. Ideal as a guest room, home office, or additional family space.

### Shower Room

5'6" x 7'9" (1.68m x 2.36m)

A stylish and luxurious shower room featuring a built-in shower cubicle with a plumbed-in shower, complete with Jacuzzi jets and a built-in seat—offering a spa-like experience in the comfort of your own home. Additional fittings include a wash hand basin set within a modern vanity unit, a low flush WC, and a single radiator. Finished with attractive wood panelling and a UPVC window for natural light and ventilation.

### Outside

Occupying a generous corner plot within a small, established residential area, this bungalow enjoys a peaceful yet convenient location on relatively flat ground, just a short distance from Cheadle town centre and local amenities. The property is approached via a block-paved driveway providing ample on-site parking, with beautifully maintained lawned gardens to the front, side, and rear.

The rear garden is fully enclosed, offering privacy and security with a combination of walled boundaries topped with decorative picket fencing to the side and traditional fencing to the rear. A block-paved patio area nestles in the corner beneath a striking, mature tree—an ideal spot to relax or entertain. In addition, a block-paved patio pathway wraps around the footprint of the home, creating a low-maintenance and well-structured 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

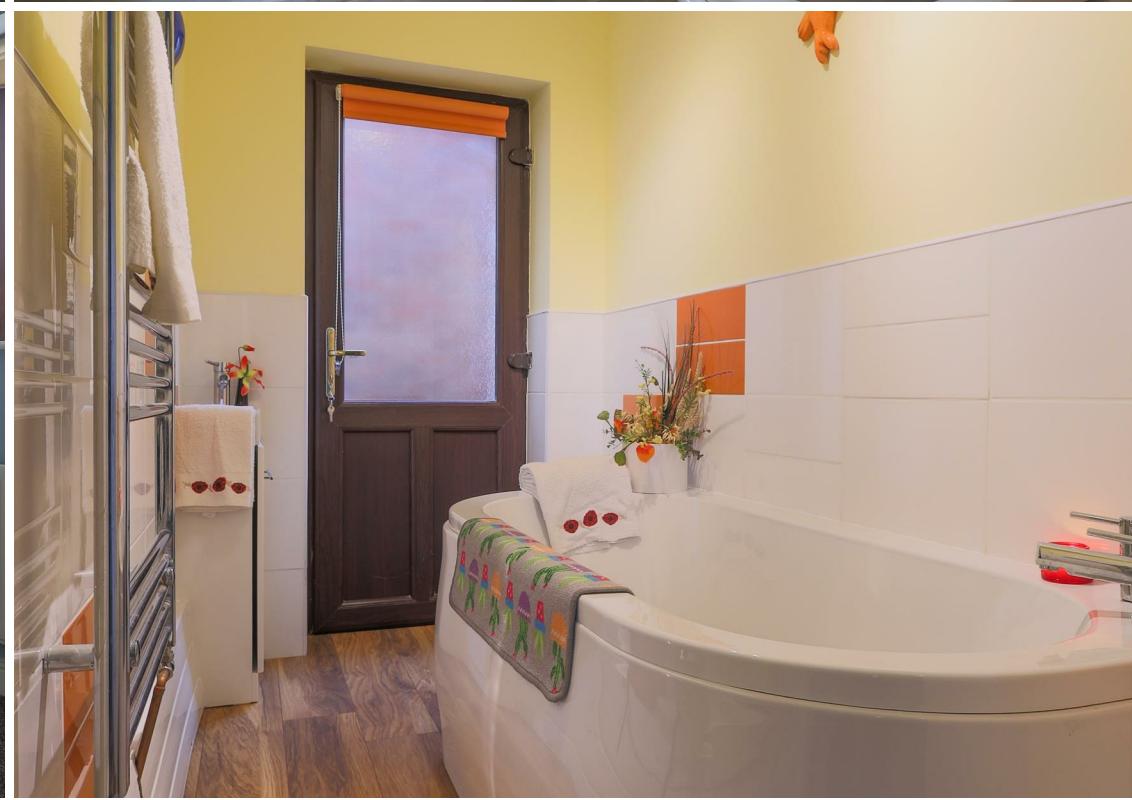
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### 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

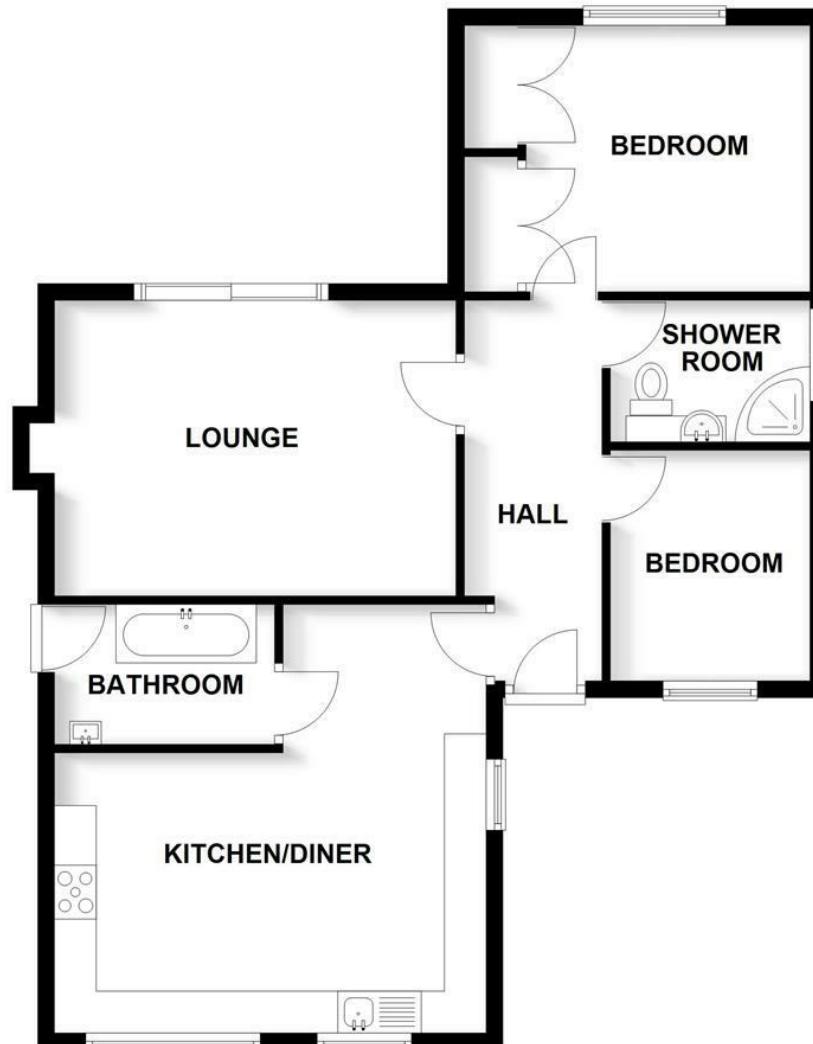
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





# GROUND FLOOR

APPROX. 824.9 SQ. FEET



TOTAL AREA: APPROX. 824.9 SQ. FEET

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Plan produced using PlanUp.

