

16 Dane Grove, Cheadle, Staffordshire ST10 1QS

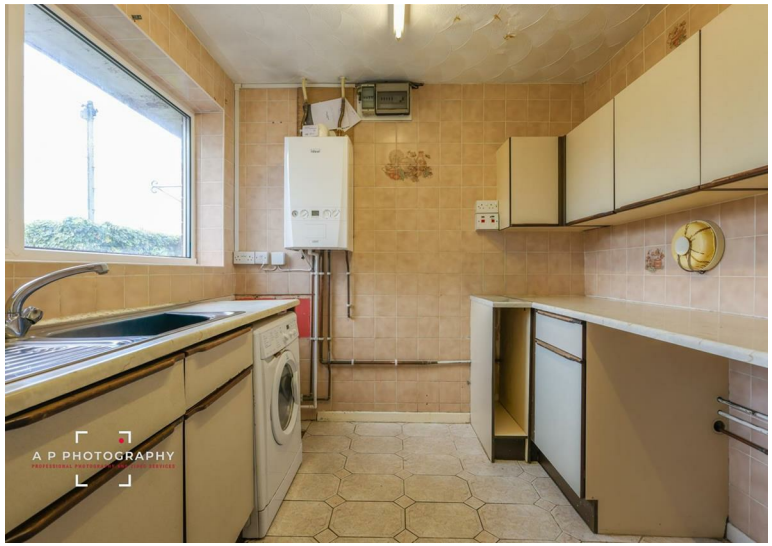
Offers around £159,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

A spacious, extended semi detached bungalow with excellent potential in a quiet Cheadle cul-de-sac

Set in a quiet cul-de-sac on the outskirts of Cheadle, this semi-detached two-bedroom bungalow offers generous scope for improvement. Requiring refurbishment throughout, it presents an exciting opportunity for a buyer to modernise and personalise the accommodation.
The entrance hall leads into the kitchen, which is currently fitted with a small range of units and is ready for a full upgrade. From here, the accommodation opens into the dining area and lounge, with an archway connecting the two spaces. The dining area extends across the property and also benefits from its own external entrance via a separate door.
A rear inner hall leads to two double bedrooms and a shower room, which would also benefit from refurbishment.
Outside, the rear elevation is approached from the road. The garden includes areas of paving, a small lawn, shrubbery and flower borders. A ramp up to the extension, which forms part of the dining area and has its own external entrance. To the front, the garden is enclosed by fencing and offers further scope for improvement.
With two double bedrooms, flexible living space and plenty of potential to create a home tailored to your own taste, this bungalow is well worth viewing.







The Accommodation Comprises

Kitchen
8'1" x 9'11" (2.46m x 3.02m)
Fitted with an inset stainless steel sink unit with base cupboards beneath, together with a further range of cream cabinets with wooden handles and a cream work surface. There is plumbing for an automatic washing machine and space beneath the counter for additional appliances. The room also features a wall-mounted Ideal gas central heating boiler, fully tiled walls, a tiled floor, strip lighting and a large UPVC double-glazed window overlooking the rear.

Lounge
14'8" x 15'12 (max) reducing to 10'6" (4.47m x 4.57m (max) reducing to 3.20m)
A generously sized lounge features an Adam-style wooden fireplace with tiled inset and hearth, housing a gas fire. A radiator and built-in storage cupboard add to the room's practicality, while an archway leads through to the adjoining dining area.

Dining Area
7'0" x 9'11" (2.13m x 3.02m)
Having a UPVC double-glazed window overlooking the rear elevation, a radiator and a UPVC side entrance door, which is accessed via a ramp.

Rear Entrance Hall
6'1" x 2'5" (1.85m x 0.74m)
Offers a UPVC double glazed window and a rear UPVC entrance door.

Bedroom One
12'0" x 10'7" (3.66m x 3.23m)
A double bedroom having a UPVC double glazed window and radiator.

Bedroom Two
8'1" x 10'0" (2.46m x 3.05m)
Complete with radiator and UPVC double glazed window.

Shower Room
6'0" x 5'5" (1.83m x 1.65m)
The shower room is fitted with an electric shower cubicle, enclosed by a glass side screen and door, a pedestal wash hand basin and a low-flush WC. Further features include a radiator, towel rail and UPVC privacy window.

Outside
The property enjoys gardens to both the front and rear, offering plenty of scope for a buyer to landscape and personalise the outdoor spaces. The rear garden features a mix of paved areas, a small lawn, shrubbery and flower borders, with steps leading up to the extension and its separate entrance into the dining area. The enclosed front garden is ready for improvement, giving a new owner the opportunity to create an attractive approach to the property.

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.

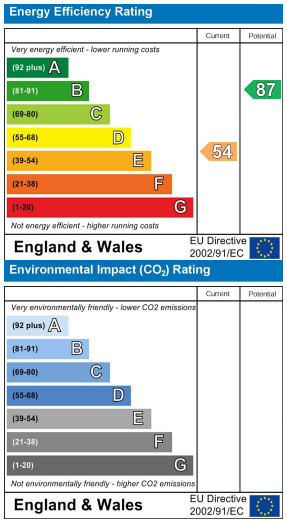

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