



5 Donkey Lane, Cheadle, Staffordshire ST10 2ED
Offers around £125,000



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

This mid-terraced bungalow presents an excellent opportunity for first-time buyers, downsizers or investors alike, ideally positioned on the outskirts of Cheadle Town in a pleasant, non-estate setting along the charming and peaceful Donkey Lane.

The property benefits from on-street parking to the front and direct access into the bungalow. Upon entering, an entrance area leads straight into a spacious through lounge/dining room, featuring an attractive Adam-style fireplace with a gas log-effect fire, creating a warm and traditional focal point.

The kitchen is fitted with wooden shaker-style units and offers space for appliances, with access through to an inner hallway leading to the bathroom, which is fitted with a white suite. A side entrance door from the kitchen opens out onto an enclosed rear yard/garden, providing a private outdoor space along with useful external storage.

The bungalow offers two well-proportioned double bedrooms, completing the internal accommodation.

To the rear, double wooden gates provide alternative access, offering the potential for secure off-road parking within the patio area if required.

Overall, this is a fantastic home offering a blank canvas for prospective purchasers to personalise and make their own.



The Accommodation Comprises

Entrance Porch

2'8" x 4'2" (0.81m x 1.27m)

Accessed via a woodgrain-effect uPVC entrance door, the porch features a tiled floor and provides a practical space for coats and footwear, with a further door leading through into the lounge.

Spacious Lounge/ Dining Area

20'0" x 11'11" (6.10m x 3.63m)

A generously sized and inviting lounge offering ample space for both relaxation and dining, ideal for modern family living. The room is centred around an attractive Adam-style fireplace with a gas log-effect fire, complemented by a tiled inset and paved hearth, creating a warm focal point. A large uPVC window to the front elevation fills the space with natural light, while two radiators ensure comfort throughout. Internal access leads through to the kitchen and bedrooms.

Kitchen

8'10" x 11'6" (2.69m x 3.51m)

Fitted with a range of wooden shaker-style units complemented by light cream work surfaces, the kitchen offers practicality. An inset stainless steel sink unit is positioned beneath a uPVC window, with double base cupboards below. Additional worktop space provides room for appliances, with plumbing in place for a washing machine. A further rear-facing window enhances natural light and offers pleasant views over the garden.

Inner Hallway

2'4" x 2'9" (0.71m x 0.84m)

Conveniently located between the kitchen and bathroom are two useful storage cupboards, one providing general storage space and the other housing the Glow-worm gas central heating boiler.

Bedroom One

9'10" x 10'8" (3.00m x 3.25m)

A well-proportioned double bedroom enjoying a pleasant front elevation aspect via a woodgrain-effect uPVC window, allowing for good natural light. The room is further complemented by a radiator.

Bedroom Two

9'8" x 10'8" (2.95m x 3.25m)

A second comfortable bedroom featuring a rear-facing uPVC window, providing a pleasant outlook and natural light, along with a radiator.

Bathroom

7'9" x 6'9" (2.36m x 2.06m)

Appointed with a panelled white bath featuring an electric shower over and a side glass screen, the bathroom also includes a pedestal wash hand basin and low flush WC. The room benefits from a tiled floor, radiator, and a side-facing obscure uPVC window providing natural light whilst maintaining privacy.

Outside

Stepping out from the property, you are greeted by a concrete patio area spanning the full width of the home, providing an ideal space for outdoor seating and entertaining. The garden extends beyond to include a useful external storage shed and wooden gates to the rear. These gates offer the potential for alternative access, with scope to create secure off-road parking if desired. In addition, there is on-street parking available to the front of 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.





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 

19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natashaford@kevinfordandcoltd.co.uk
www.kevinfordandco.co.uk



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