



**7 Charles Street, Cheadle, Staffordshire ST10 1EE**  
**Offers around £125,000**



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

**A fantastic opportunity to acquire this attractive traditional semi-detached home, perfectly positioned in the heart of Cheadle. Brimming with character and enhanced by stylish modern touches, this beautifully presented property offers ready-to-move-into accommodation ideal for first-time buyers, young professionals or investors alike.**

**The welcoming lounge creates a warm and inviting first impression with its feature fireplace, while the contemporary shaker-style kitchen provides both practicality and charm with integrated appliances and quality finishes. The layout flows effortlessly, with a useful rear passage and well-equipped ground floor bathroom, complemented by two generously sized bedrooms upstairs offering comfortable and versatile living space.**

**Situated within easy walking distance of shops, supermarkets, schools and the High Street, the location perfectly balances convenience with community appeal. With low-maintenance outdoor space and excellent accessibility, this home represents an outstanding purchase in a highly sought-after area. Early viewing is highly recommended — properties in this location rarely stay available for long.**



## The Accommodation Comprises

### Lounge

12'6" x 11'11" (3.81m x 3.63m)

A welcoming reception room featuring an attractive fireplace with wooden mantel, tiled hearth, and brick feature inset, creating a charming focal point. A uPVC front-facing window and uPVC entrance door allow for excellent natural light, while inset ceiling spotlights provide a modern finishing touch.

### Kitchen

8'0" x 11'11" (2.44m x 3.63m )

Fitted with an inset stainless steel sink with base cupboard beneath, complemented by a range of cream shaker-style wall and base units with modern chrome handles. The kitchen benefits from a built-in electric oven, gas hob with extractor hood over, and space for an under-counter appliance. Additional features include a single radiator, tiled flooring, and part-tiled walls finished with contrasting multi-coloured square tiles. A characterful wooden door leads to the rear passage, with stairs rising to the first floor.

### Rear Entrance Passage

3'3" x 3'6" (0.99m x 1.07m)

Featuring tiled flooring and part-tiled walls, providing a practical and low-maintenance transitional space.

### Bathroom

5'9" x 7'2" (1.75m x 2.18m )

Appointed with a white suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with chrome taps and tiled splash-back, and low-flush WC. The room further benefits from tiled flooring and a uPVC window providing natural light and ventilation.

### First Floor

Stairs rise from the Kitchen up to the:

### Bedroom One

12'1" x 12'1" (3.68m x 3.68m)

A generously proportioned double bedroom featuring a uPVC window allowing for ample natural light, double radiator, and inset ceiling spotlights.

### Bedroom Two

8'0" x 8'11" (2.44m x 2.72m )

A well-proportioned bedroom benefiting from a uPVC window providing natural light and a double radiator.

### Outside

The property is situated in a popular location within the heart of Cheadle, offering convenient access to a range of local amenities including shops, supermarkets, schools and the High Street. The property benefits from a pavement frontage, with a shared rear yard located to the rear.

### 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.





