



42 Kingfisher Crescent, Cheadle, Staffordshire ST10 1RZ
Price guide £265,000



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

Occupying a great sized plot with open countryside views and spacious accommodation throughout this [LINK DETACHED HOME](#) delivers on space and modern living.

In through the front door the hallway leads into a bright L shaped lounge/diner with a feature multi fuel burner and UPVC doors leading out to the patio area enjoying views of the garden, perfect for sitting with your morning cup of coffee or evening glass of wine. The kitchen is well equipped and a modern shaker style benefitting from built in appliances and complimentary utility room, lastly a flexible reception room or Bedroom Four finished the ground floor accommodation. Up to the first floor you will find three good sized bedrooms and a family bathroom.

The long rear garden isn't directly overlooked and has been beautifully landscaped with seating areas, a lush lawn and pretty borders.

Located within easy walking distance of the town centre with its shopping facilities, excellent schools and easy commuters links. Do not delay in making your viewing appointment today!



The Accommodation Comprises

Entrance Hall

UPVC entrance door leads into the hallway with stairs rising to the first floor.

Fitted Kitchen

11'9" x 8'11" (3.58m x 2.72m)

The kitchen has been fitted with grey shaker style units and complimentary wooden effect work surfaces over, an inset stainless steel sink unit with mixer tap sits beneath a UPVC window overlooking the front elevation. Built into the kitchen is a Zanussi oven & grill, ceramic hob and extractor hood. There is further space for freestanding appliances, integrated wine rack, radiator and laminate flooring.

Dining Area

8'3" x 16'8" (2.51m x 5.08m)

The dining area sits just off the kitchen and offers enough space to accommodate a family dining table with patio doors leading outside to the paved patio area. There is a radiator and large UPVC window. Flowing through to the:

Lounge

8'2" x 8'9" (2.49m x 2.67m)

The living area offers a snug space with the benefit of a multi fuel burner and large UPVC bay window overlooking the garden.

Bedroom Four/ Reception Room

8'7" x 9'7" (2.62m x 2.92m)

This room could be flexible for its uses but currently is used as Bedroom Four which suits our vendors needs having a laminate flooring and patio doors opening out to the rear.

Utility Room

3'0" x 4'9" (0.91m x 1.45m)

A handy useful wash room with laminate floor and space/plumbing for an automatic washing machine.

First Floor

Stairs rise to the:

Landing

With UPVC window to the side elevation and access to all bedrooms.

Master Bedroom

11'10" x 8'11" (3.61m x 2.72m)

Double in size the master enjoys a large UPVC window allowing an abundance of natural light into the room, laminate flooring and a radiator.

Bedroom Two

9'0" (max) x 8'8" (2.74m (max) x 2.64m)

With radiator and UPVC window. Facing the rear of the property and having the benefit of lovely views.

Bedroom Three

8'10" x 8'9" (2.69m x 2.67m)

This single room is L shaped in design with radiator and UPVC window again enjoying the open rear aspect.

Family Bathroom

5'7" x 8'5" (1.70m x 2.57m)

The suite is modern in design offering a P shaped bath with mixer tap and plumbed in shower spray over, pedestal wash hand basin and match low flush WC. There are part tiled walls, tiled floor and a feature heated towel radiator.

Outside

Outside a driveway provides parking to the front elevation for several vehicles or even a caravan or motorhome! The long rear garden isn't directly overlooked and has been beautifully landscaped with extensive paved patio area, two tied lawned gardens and flower borders. The property enjoys a private setting overlooking countryside views.

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.





