4 Ullswater Drive, Cheadle, Staffordshire ST10 1SU

Offers around £259,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

An established detached bungalow occupying a pleasant position within a quiet cul-de-sac on a popular residential development. Originally designed as a three-bedroom property, the bungalow has been thoughtfully altered and adapted by the current owner to create more generous living accommodation.
The property is entered via a side entrance hall, which provides access to the majority of the accommodation. The fitted kitchen features an attractive range of country-style white units with integrated appliances, while the spacious lounge offers a bright and comfortable living space. The principal bedroom has been enlarged by incorporating the former third bedroom, creating an impressive double bedroom with extensive built-in wardrobes and excellent storage. Bedroom Two remains a well-proportioned double room and is currently utilised as a dining room, demonstrating the versatility of the accommodation.
Externally, the property enjoys beautifully maintained gardens to both the front and rear, with immaculate lawns, established flower borders, and paved patio seating areas providing attractive outdoor space. A detached garage benefits from light and power together with a useful storm canopy to the front, while a driveway provides convenient off-road parking.
An ideal opportunity for those seeking single-storey living in a peaceful and well-regarded location.
NO UPWARD CHAIN

The Accommodation Comprises

Entrance Hall
The side entrance hall provides the principal access into the bungalow and serves as a central point, offering access to the majority of the accommodation.

Spacious Lounge
19'7" x 13'2" (max) (5.97m x 4.01m (max))
A spacious and inviting reception room, enjoying an abundance of natural light courtesy of a large uPVC double-glazed window overlooking the front elevation. The bright and airy living space provides ample room for both seating and entertaining. An internal glazed door with decorative glass panes leads to further accommodation.

Fitted Kitchen
10'10" x 10'7" (3.30m x 3.23m)
The fitted kitchen features an attractive range of country-style white wall and base units complemented by chrome handles and high-gloss black laminate work surfaces. A stainless steel sink and drainer with mixer tap is positioned beneath a side-facing window, while additional wall-mounted cupboards provide ample storage. Integrated appliances include a built-in double oven and electric hob with a stainless steel extractor canopy above.
To the far end of the kitchen, a glazed entrance door, flanked by windows on either side, provides access to the outside and allows an abundance of natural light to fill the room. Luxury wood-effect vinyl flooring completes the room, combining durability with an attractive natural timber appearance.

Bedroom One
15'7" x 14'2" (4.75m x 4.32m)
An exceptionally spacious double room, having been enlarged through the incorporation of the former third bedroom to create a generous principal bedroom. This thoughtful reconfiguration has provided additional floor space and allowed for the installation of two built-in double wardrobes, offering excellent storage. The room benefits from two uPVC double-glazed windows, allowing an abundance of natural light to flood the space, together with two radiators for added comfort.

Bedroom Two/ Dining Room
9'5" x 11'1" (2.87m x 3.38m)
Bedroom Two is another well-proportioned double room, currently utilised as a dining room, demonstrating the versatility of the accommodation. The room benefits from a uPVC double-glazed window providing natural light and a radiator for comfort.

Shower room
6'3" x 6'0 (1.91m x 1.83m)
The main shower room is both practical and stylish, featuring a contemporary enclosed shower cubicle, a low-flush WC, and a ceramic wash hand basin set within a sleek vanity unit. Finished with attractive vinyl flooring, a chrome heated towel rail, and a uPVC privacy window, the space offers a clean and modern feel.

Outside
The property enjoys a pleasant position within a quiet cul-de-sac, offering a peaceful setting on this popular residential development. A tarmac driveway provides off-road parking and leads to the garage, while the front garden is predominantly laid to lawn and bordered by an established hedgerow, providing an attractive degree of privacy. To the front of the bungalow, a paved seating area creates an ideal spot to sit and enjoy the surroundings.
The rear garden is a particular feature of the property, having been lovingly maintained and offering a generous lawned area with flower borders. A paved patio seating area is positioned at the far end of the garden, providing an ideal space for outdoor dining and entertaining, while a paved pathway runs alongside the garage, offering convenient access around the property.
The detached garage benefits from a useful storm canopy to the front, providing shelter from the elements when accessing. It also benefits from both light and power, making it suitable for secure parking, storage, or workshop use.

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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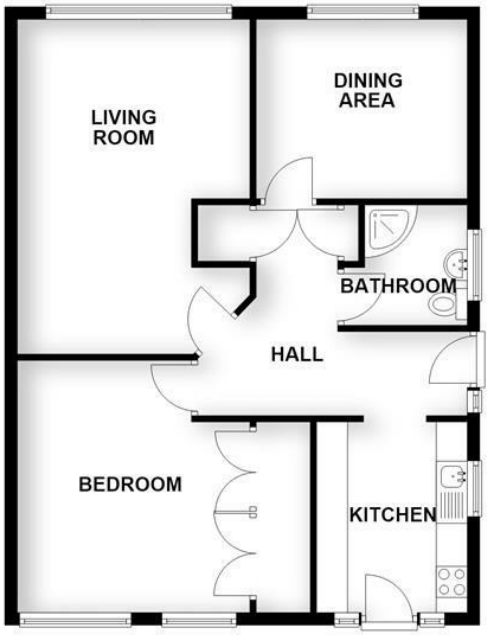
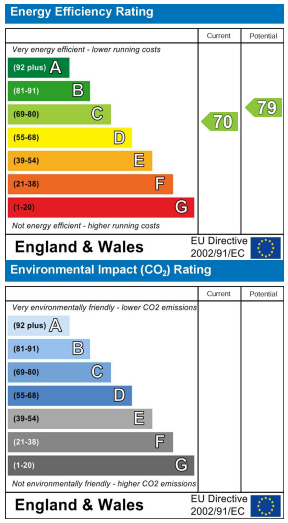
GROUND FLOOR

APPROX. 86.5 SQ. METRES (931.5 SQ. FEET)





TOTAL AREA: APPROX. 86.5 SQ. METRES (931.5 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only.
The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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