15 Dane Grove, Cheadle, Staffordshire ST10 1QS

Guide price £199,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

An exceptional opportunity to acquire this beautifully presented and thoughtfully upgraded semi-detached home, positioned within a quiet and highly desirable cul-de-sac on the outskirts of Cheadle Town Centre.
Having been significantly improved by the current owners, the property offers stylish, move-in ready accommodation finished to an impressive standard throughout. The welcoming entrance hall leads through to a spacious and elegant lounge, complete with a feature fireplace, creating a perfect setting for relaxing evenings.
To the rear, the heart of the home is the stunning, upgraded cream shaker-style kitchen, fitted with a comprehensive range of units and integrated appliances, all complemented by quality worktops and a contemporary finish. With direct access to the garden, this space is perfectly suited to modern family living as well as entertaining.
Upstairs, the property continues to impress with three well-proportioned bedrooms and a beautifully refitted shower room, showcasing a sleek, contemporary design with a double shower enclosure and high-quality fittings.
Externally, the home enjoys attractive, well-established gardens to the front, enhancing its kerb appeal, while to the rear there is the added benefit of a paved driveway providing ample off-road parking, leading to a detached garage.
Occupying a peaceful yet convenient location, the property is ideally placed for access to local amenities, well-regarded schools, and transport links, making it an ideal purchase for families, first-time buyers, or those looking to downsize without compromise.

Accommodation comprises

Entrance Hall
13'5" x 5'9" (4.09m x 1.75m)
The entrance hall is both practical and welcoming, accessed via a uPVC front entrance door. It features a durable tiled floor and a radiator for added comfort, creating a neat and functional first impression of the home.

Cloakroom
Fitted with a wash hand basin, low-level WC, and a uPVC window providing natural light and ventilation. Neatly presented, it offers everyday practicality for guests

Lounge
12'10" x 12'11" (3.91m x 3.94m)
A generously proportioned and stylish living space, finished with attractive laminate flooring that enhances its modern feel. A feature fireplace with coal-effect gas fire and elegant marble surround creates a striking focal point, adding warmth and character to the room. The space is further complemented by a built-in sideboard, providing valuable additional storage while maintaining a clean and uncluttered appearance.

Kitchen/Dining room
11'4" x 19'1" (3.45m x 5.82m)
A well-presented and spacious kitchen/dining area, fitted with an attractive cream shaker-style kitchen complemented by chrome-effect handles and neutral-toned wooden worktops. A stylish gloss brick-effect tiled splashback adds a contemporary finish.
The kitchen offers an ample range of high and low-level units, along with integrated appliances including a double oven and grill, hob with extractor fan over, and space/plumbing for a washing machine, dishwasher, fridge freezer, and microwave.
The room is finished with cream tiled flooring and spot lighting, creating a bright and modern feel. Two UPVC windows and patio doors to the rear provide plenty of natural light and direct access to the garden.
There is also ample space for a breakfast or dining table, making this an ideal area for both everyday living and entertaining.

First Floor
Stairs rise from the Entrance Hall leading up to the:

Landing
Access to all rooms.

Bedroom one
8'8" x 12'7" (2.64m x 3.84m)
A well-proportioned master bedroom featuring a large UPVC window that allows for an abundance of natural light, along with a radiator for year-round comfort.

Bedroom Two
11'4" x 12'8" (max) (3.45m x 3.86m (max))
A generously sized double bedroom featuring a UPVC window providing natural light, laminate flooring, and a radiator. The room offers ample space for bedroom furnishings, making it ideal for guests, family, or use as a home office.

Bedroom Three
6'8" x 8'11" (2.03m x 2.72m)
Featuring a UPVC window allowing natural light, laminate flooring, and a radiator. The room also benefits from a useful built-in cupboard, providing additional storage space.

Shower Room
5'3" x 7'11 (1.60m x 2.41m)
A beautifully presented, modern bathroom fitted with a high-quality suite. The wash hand basin is inset within a sleek, gloss vanity unit with integrated storage, alongside a low-level WC set within matching cabinetry for a streamlined finish.
The room features a newly fitted double shower enclosure with glass screen, incorporating both a plumbed shower spray and a waterfall-style shower head.
Fully tiled in contemporary grey tones with contrasting darker floor tiles, the space offers a stylish and cohesive design. A privacy UPVC window provides natural light, complemented by modern spot lighting.

Outside
Enjoying a desirable position within a quiet and sought-after cul-de-sac, the property boasts impressive kerb appeal with a beautifully established front garden. A paved pathway leads to the entrance, framed by a well-maintained lawn and mature, colourful flower borders, creating a welcoming first impression.
To the rear, the property continues to impress with a generous paved driveway providing ample off-street parking — ideal for families or multiple vehicles. The driveway offers easy access to a detached garage, perfect for additional storage or secure parking.
The outdoor space is further enhanced by attractive planted borders, adding charm and seasonal colour, and creating a pleasant, low-maintenance environment all year round.

Detached garage
16'9" x 8'6" (5.11m x 2.59m)
A detached garage fitted with a metal up-and-over door, along with a convenient side courtesy door for easy access. The garage is equipped with both light and power, making it ideal for secure parking, storage, or potential workshop use.

Storage room
17'10" x 6'3" (5.44m x 1.91m)
A useful and generously proportioned store room running the full length of the property, providing excellent additional storage space. The space benefits from its own separate external access door, independent from the main house, offering added convenience and flexibility. Its size and layout make it ideal for housing outdoor equipment, tools, or potential use as a workshop or hobby area.

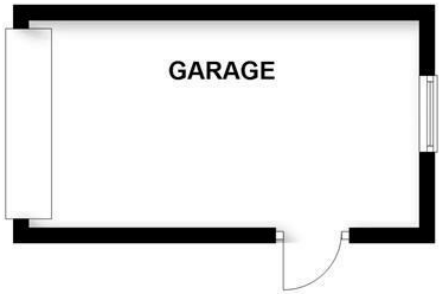
Services
All mains services are connected. The property has the benefit of GAS CENTRAL HEATING AND DOUBLE GLAZING

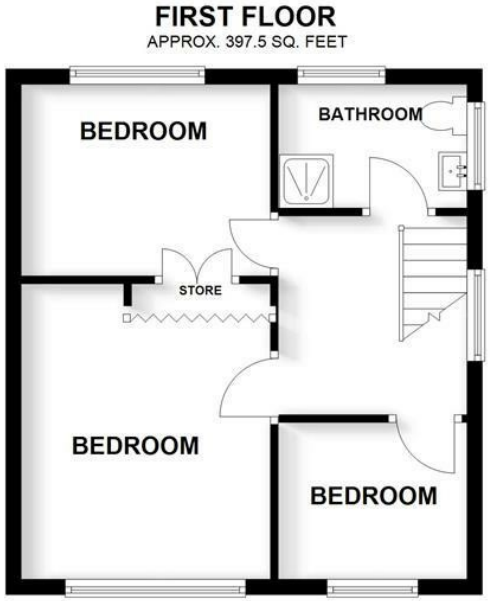
Tenure
We are informed by the vendors that the property is freehold, but this has not been verified and confirmation will be forthcoming from the vendors solicitors during normal pre-contract enquiries

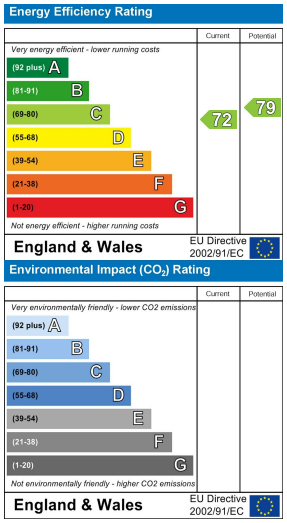
Viewing
Strictly by appointment through the agents Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke on Trent, Staffordshire, ST10 1AA (01538 751133)

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 notes
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







TOTAL AREA: APPROX. 1072.5 SQ. FEET

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Plan produced using PlanUp.

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