

1 Crabtree Avenue, Cheadle, Staffordshire ST10 1FY

Price guide £289,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

A beautifully presented and thoughtfully designed three-bedroom home, occupying an attractive position within a popular residential development. Offering a superb balance of stylish interiors, practical living space and attractive outside areas, this is a home that is ready to move straight into and would appeal particularly well to families, couples and those looking for a modern property with excellent amenities close by. The welcoming accommodation is arranged over two floors and has been tastefully maintained throughout, with neutral décor and quality finishes creating a warm and inviting feel from the moment you step inside. The heart of the home is undoubtedly the impressive open-plan dining kitchen, providing a sociable space for family life and entertaining, with integrated appliances and direct access onto the rear garden. This is complemented by a cosy lounge, useful utility room and guest cloakroom. Upstairs, the generous master bedroom enjoys the added benefit of built-in wardrobes and a stylish en-suite shower room, alongside two further well-proportioned bedrooms and a family bathroom. The versatile accommodation provides plenty of flexibility for modern living, whether required for family bedrooms, guests or a home-working space. Outside, the property continues to impress, with a neatly presented frontage and a fully enclosed rear garden offering a good degree of privacy. The combination of lawn, paved patio, gravelled areas and established planting creates a pleasant and relatively low-maintenance garden, with the adjoining patio providing an ideal setting for outdoor dining and summer entertaining. Further enhancing the property is the excellent off-road parking and detached garage, complete with light and power, together with additional paved access and parking. Combining attractive accommodation, a sociable layout, private gardens and excellent parking provisions, this is a particularly appealing home that offers both comfort and convenience.







The accommodation comprises

Entrance Hall
13'1" x 6'9" (3.99m x 2.06m)
The welcoming entrance hall sets the tone for this beautifully presented home, featuring stylish neutral décor and attractive herringbone-style flooring. A composite front entrance door opens into the spacious hallway, with a staircase rising to the first floor and contemporary panelled internal doors leading to the principal rooms.

Lounge
12'2" x 12'11" (3.71m x 3.94m)
The cosy and stylish lounge offers a generous and inviting space, beautifully presented with neutral décor and modern wall panelling creating an attractive feature wall. A large UPVC window floods the room with natural light, while the double radiator provides warmth and comfort throughout the colder months. The room offers plenty of space for comfortable seating and a media area, making it the perfect place to relax and unwind at the end of the day.

Cloakroom
5'3" x 3'0" (1.60m x 0.91m)
The downstairs cloakroom is conveniently positioned off the entrance hall and is finished with neutral décor and attractive wood-effect flooring. The suite comprises a pedestal wash hand basin with mixer tap and low-flush WC, complemented by a single radiator. A practical and well-presented addition to the home, ideal for guests and everyday convenience.

Kitchen/Dining room
9'3" x 18'1" (2.82m x 5.51m)
The stylish and well-appointed kitchen provides a fantastic open-plan space for both cooking and entertaining. The kitchen is fitted with a range of high and low-level units with contrasting work surfaces over, incorporating an inset ceramic sink with mixer tap. Integrated appliances include a built-in electric oven, gas hob with stainless steel extractor, and integrated fridge and freezer. A useful breakfast bar provides the perfect spot for casual dining or morning coffee, whilst there is also a dedicated dining area, making this a versatile space for both everyday family life and entertaining. Two UPVC windows provide plenty of natural light, while UPVC doors open directly onto the patio area, creating a lovely connection between the kitchen and garden. A stylish feature radiator and attractive herringbone-style flooring complete this bright and sociable room.

Utility Room
5'4" x 7'7" (1.63m x 2.31m)
The practical utility room provides excellent additional storage and functionality, featuring a double base unit with work surface over and plumbing for an automatic washing machine. A composite double-glazed rear entrance door provides convenient access to the outside, while the Ideal wall-mounted gas combination boiler is also housed within the room. Finished with the same attractive wood-effect flooring, this is a useful and well-organised space for everyday household needs.

Landing
The first-floor landing provides a bright and welcoming space, with neutral décor continuing throughout. A built-in storage cupboard offers useful additional storage, helping to keep the living areas clutter-free. The landing also provides access to the bedrooms and family bathroom, with a UPVC window allowing natural light to flow into the space.

Bedroom one
10'9" x 13'0" (3.28m x 3.96m)
The spacious and beautifully presented main bedroom offers a calm and inviting retreat. A large UPVC window allows plenty of natural light to fill the room, whilst a single radiator provides warmth and comfort. The room benefits from generous fitted wardrobes, providing excellent storage, with additional space for freestanding furniture. A well-proportioned and relaxing bedroom, perfect for unwinding at the end of the day.

Ensuite shower room
6'0" x 5'10" (1.83m x 1.78m)
The well-presented en-suite shower room offers a modern and practical space, featuring shower cubicle with a plumbed-in shower, a pedestal wash hand basin with mixer tap and low-flush WC. An UPVC window provides natural light and ventilation, whilst a radiator adds warmth and comfort. Finished with neutral tiling and flooring, creating a clean and stylish space adjoining the main bedroom.

Bedroom Two
9'5" x 9'3" (2.87m x 2.82m)
A well-proportioned double bedroom offering a comfortable and versatile space, finished with neutral décor and carpeting. A UPVC window allows plenty of natural light into the room, whilst the radiator provides warmth and comfort. The generous proportions offer ample space for bedroom furniture, making this an ideal second bedroom.

Bedroom Three
9'6" x 8'5" (2.90m x 2.57m)
A well-proportioned third bedroom offering a versatile space suitable for a child's room, guest bedroom or home office. The room features a UPVC double glazed window together with a single radiator.

Bathroom
6'9" x 5'6" (2.06m x 1.68m)
A modern and practical family bathroom fitted with a panelled bath, complete with mixer tap and plumbed-in shower over with glazed shower screen. The suite also includes a low-flush WC and pedestal wash hand basin. The room benefits from part-tiled walls, complementary tiled flooring, a UPVC double glazed window and radiator, creating an easy-to-maintain space for everyday use.

Detached Garage
18'1" x 9'1" (5.51m x 2.77m)
The detached garage is fitted with a manual up-and-over door and benefits from both power and lighting, providing useful additional storage and parking space.

Outside
Occupying an attractive position within this popular residential development, the property benefits from well-maintained gardens and excellent off-road parking provisions. The front of the property features a neatly laid lawn with paved pathway leading to the covered entrance porch, complemented by gravelled borders and established planting. A gated access provides a useful route to the rear of the property. To the rear, the fully enclosed garden offers a good degree of privacy and provides a combination of lawn and paved patio, creating an appealing outdoor space for seating, entertaining and family use. Gravelled areas and established borders provide a relatively low-maintenance finish, while the paved area directly adjoining the property offers an ideal spot for outdoor dining during the warmer months. The property also benefits from a detached garage, positioned to the side of the garden, featuring a manual up-and-over door together with light and power. There is additional paved parking and access to the garage, providing useful space for vehicles and storage.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

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

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.

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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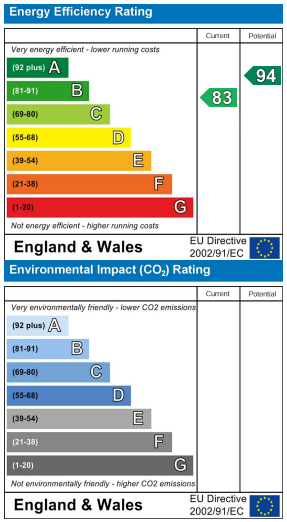

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