



**14 Mallory Way, Cheadle, Staffordshire ST10 1DA**  
**Offers around £169,950**



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

This beautifully upgraded semi-detached bungalow is offered with no upper chain and is truly move-in ready, making it an ideal purchase for those seeking a smooth and stress-free move.

Accessed via a side entrance, the property opens into a stylish pale neutral shaker-style kitchen complete with integrated appliances. This flows seamlessly into a spacious lounge featuring a charming bay window overlooking the front elevation, allowing for plenty of natural light.

An inner hallway provides access to two generously sized bedrooms, one of which benefits from built-in wardrobes, along with a well-appointed bathroom.

To the side of the property is a substantial conservatory area, offering fantastic versatility — ideal for use as a utility space, additional storage, hobby area, or garden room. This also provides a convenient covered walkway leading through to the rear garden.

Externally, to the front, a tarmac driveway provides off-road parking, while a detached garage to the rear offers excellent additional storage. The home enjoys low-maintenance front and rear gardens, thoughtfully designed with gravel, paved circular features, and a patio seating area.

A superb opportunity to acquire a well-presented bungalow in ready-to-move-into condition. Book you viewing today!



## The accommodation comprises

### Entrance Porch

The welcoming entrance porch stretches the full width of the property, creating a versatile and highly practical space. Flooded with natural light from UPVC double-glazed windows, it offers the perfect setting for a boot room, utility area, or additional storage – easily adaptable to suit the needs of the new owner. A rear access door provides seamless flow through to the garden, making it ideal for busy households and outdoor living. Finished with durable vinyl flooring and a radiator for year-round comfort, this is a functional yet inviting addition to the home.

### Kitchen

The kitchen is beautifully presented in a modern shaker style, featuring an attractive range of high and low-level Dove Grey units that offer both elegance and ample storage. These are perfectly complemented by warm wood-effect work surfaces and stylish tiled splashbacks and spot lighting, creating a space that is both practical and on-trend. An inset stainless steel sink with mixer tap, built-in oven with gas hob, and stainless steel extractor hood provide everything needed for everyday cooking and entertaining. There is also dedicated space for an automatic washing machine for added convenience. With two double-glazed windows allowing natural light to pour in and two radiators ensuring year-round comfort, this is a bright, welcoming kitchen designed for modern living.

### Living room

The living room is a wonderfully generous and versatile space, comfortably accommodating both lounge and dining furniture if desired. A large UPVC double-glazed window floods the room with natural light, creating a bright and welcoming atmosphere throughout the day. At its heart, an elegant Adam-style fireplace with marble inset and hearth provides a charming focal point, complete with a gas fire that adds warmth and a cosy ambience on cooler evenings. A radiator ensures additional comfort during the winter months, making this a relaxing and inviting space to enjoy all year round.

### Inner Hall

With practical storage cupboard and loft access

### Bedroom one

The main bedroom is a spacious and beautifully proportioned retreat, perfect for relaxation at the end of the day. Offering plenty of room for freestanding furniture alongside the benefit of built-in fitted wardrobes for excellent storage. A UPVC double-glazed window provides a pleasant outlook, while a radiator ensures warmth for those chillier evenings

### Bedroom two

Bedroom two is a generously sized room, with space for a range of furniture and uses. A UPVC window provides a clear view to the outside, while a radiator ensures the room remains warm and comfortable year-round, making it cozy and practical

### Bathroom

A well-proportioned space, thoughtfully designed with modern touches. It features a panelled bath with a convenient shower spray, a Victorian-style pedestal wash hand basin, and a low-flush WC. Fully tiled walls add a sleek, easy-to-maintain finish, while a double-glazed privacy window ensures natural light without compromising seclusion. A stylish chrome towel rail completes the room, combining practicality with contemporary elegance.

### Outside

The property is accessed via metal gates leading to a tarmac driveway, complemented by a low-maintenance front garden beautifully laid with paving and gravel – ideal for easy upkeep and curb appeal. The rear garden continues the low-maintenance theme, featuring thoughtfully designed patio areas perfect for enjoying the sunshine, alongside a large shed providing excellent additional storage for garden tools and equipment. This outdoor space combines practicality with an inviting atmosphere for relaxing or entertaining.

### 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

19 High Street, Cheadle, Staffordshire, ST10 1AA  
 T: 01538 751133 | F: 01538 751426  
 natashaford@kevinfordandco.ltd.co.uk  
 www.kevinfordandco.co.uk



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