



28 Tean Road, Cheadle, Staffordshire ST10 1LQ
Offers around £215,000



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

This mature and well-presented semi-detached home stands proudly in a sought-after, non-estate location, enjoying a pleasant outlook over the nearby recreation ground. Ideally situated within immediate walking distance of excellent local schools, a convenience store, and a range of everyday amenities, this property offers both comfort and convenience for families and professionals alike. Set back from the road, the property benefits from a tarmac driveway frontage providing ample off-road parking. Upon entering through the UPVC front door, you are welcomed into a spacious entrance hall that leads to a useful cloakroom. The ground floor accommodation includes a bright and inviting lounge featuring a charming mahogany fireplace with a coal-effect gas fire, a separate dining room with patio doors opening out to the rear garden, and a traditional wooden shaker-style kitchen with dark work surfaces and dual-aspect UPVC windows. Upstairs, the first floor offers three bedrooms and a family bathroom complete with four piece suite. The property has been well cared for and maintained over the years, though it may benefit from some modernisation to suit the tastes of the incoming purchaser. To the rear, the garden is of a generous size and thoughtfully laid out with a paved patio seating area, a lawned section, and well-stocked flower and shrub borders. A pathway runs along the side boundary, leading to a garden shed and an additional seating area surrounded by mature planting, providing a tranquil outdoor retreat. This is a rare opportunity to acquire a home in a desirable and well-connected location, perfect for those looking to add their own personal touch. Early viewing is highly recommended.



The Accommodation Comprises

Entrance Hall

15'0" x 5'11" (4.57m x 1.80m)
Step into a welcoming entrance hall, thoughtfully designed with a modern UPVC front door that ensures security. The space is warmed by a conveniently positioned radiator.

Cloakroom

6'0" x 2'7" (1.83m x 0.79m)
A practical cloakroom featuring a wash hand basin with a sleek mixer tap, complemented by a convenient vanity unit underneath for discreet storage. Includes a low flush WC and benefits from UPVC double glazing.

Lounge

12'9" (into bay) x 10'5" (3.89m (into bay) x 3.18m)
A charming lounge boasting a stunning marble fireplace with a coal-effect fitted gas fire, creating a warm and inviting focal point. The room is further enhanced by a radiator for added comfort and a UPVC double-glazed bay window that floods the space with natural light.

Dining Room

14'6" x 8'11" (4.42m x 2.72m)
A bright and spacious dining room featuring a radiator. Enjoy seamless indoor-outdoor living with UPVC patio doors and an adjacent window, both offering direct access to the rear garden and filling the space with natural light.

Kitchen

14'11" x 6'10" (4.55m x 2.08m)
A charming kitchen fitted with traditional wooden shaker-style units topped with sleek dark work surfaces. The inset stainless steel sink unit with mixer tap is conveniently positioned beneath a UPVC window, with additional natural light provided by a second UPVC window on the side elevation. The space features a durable tiled floor and partially tiled walls for easy maintenance. Practical touches include plumbing and under-counter space ready for an automatic washing machine, plus a designated area fitted for a cooker with an extractor hood above.

First Floor

Stairs rise to the:

Landing

Having a UPVC window and access to the roof void.

Bedroom One

10'11" x 10'2" (max) (3.33m x 3.10m (max))
A generously sized double bedroom featuring a radiator for year-round comfort and a UPVC window that allows for plenty of natural light.

Bedroom Two

14'0" x 10'5" (4.27m x 3.18m)
A comfortable and well-proportioned bedroom benefiting from a radiator and a window that brings in natural light, making it an ideal space for relaxation.

Bedroom Three

6'11" x 5'11" (2.11m x 1.80m)
A cosy single bedroom, ideal for a child's room, nursery, or study. Features a radiator for added warmth.

Bathroom

10'4" x 7'5" (3.15m x 2.26m)
A well-appointed family bathroom featuring a shower cubicle with an electric shower, a pedestal wash basin, and a low flush WC. A panelled-in bath offers added comfort and versatility. The space is complemented by half-tiled walls for easy maintenance, a radiator for warmth, and a UPVC window providing natural light and ventilation. An airing cupboard houses the Baxi wall-mounted gas combination boiler, offering efficient heating and hot water.

Outside

The property is approached via a tarmac driveway providing ample off-road parking to the front elevation. Gated access to the side leads to a delightful rear garden, featuring a paved patio area ideal for outdoor seating and entertaining. The lawned garden is neatly edged with well-maintained flower borders, while a pathway runs along the left-hand boundary, offering access to the top of the garden and a useful shed. The garden is attractively landscaped and well stocked with mature shrubs and seasonal flowers, creating a private and picturesque outdoor space.

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

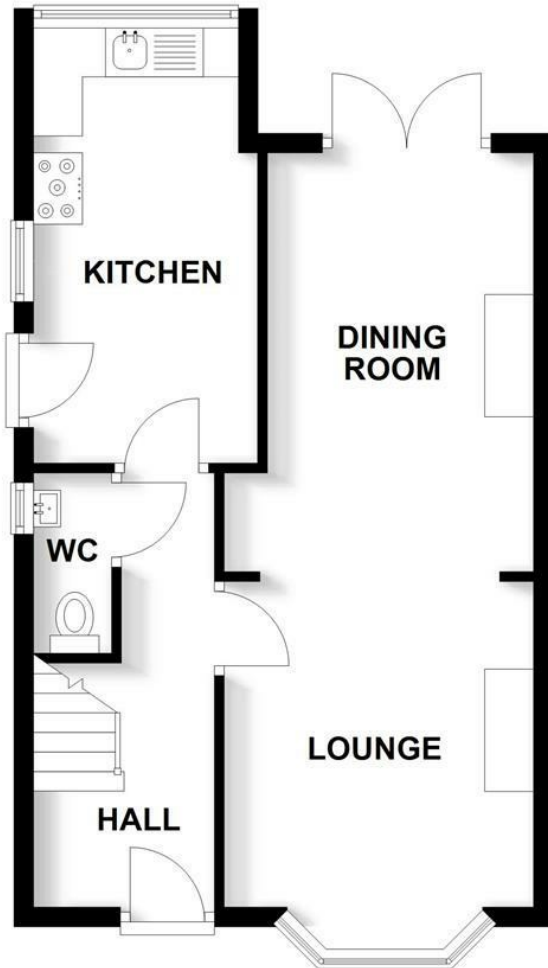
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





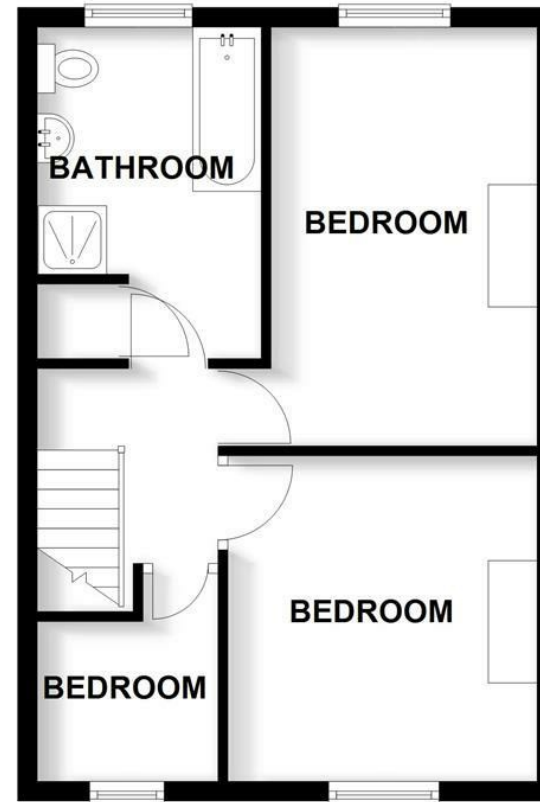
GROUND FLOOR

APPROX. 456.2 SQ. FEET




FIRST FLOOR

APPROX. 424.7 SQ. FEET



TOTAL AREA: APPROX. 880.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 