The Laurels Mallory Way, Cheadle, Staffordshire ST10 1DA
Offers over £149,950

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

Occupying a pleasant position within a popular and well-established residential development, this semi-detached bungalow presents an excellent opportunity for purchasers seeking a home they can modernise and personalise to their own taste.

Approached via a generous concrete driveway providing ample off-road parking, the property also benefits from a carport leading through to a detached garage, offering excellent storage or workshop potential. A lawned garden sits to the side of the driveway, enhancing the property's kerb appeal.

The well-proportioned accommodation comprises a side entrance leading into a bright and welcoming kitchen, fitted with a range of traditional white wall and base units providing ample storage, together with generous work surfaces to create a practical and functional workspace. Dual-aspect windows flood the room with natural light, creating an airy feel and offering space for informal dining or additional storage if required. A spacious lounge features an attractive focal fireplace, whilst the inner hall provides access to two generous double bedrooms and a centrally positioned bathroom, creating a practical and well-balanced layout ideally suited to a range of buyers.

To the rear, an extensive concrete patio provides an ideal space for outdoor seating and entertaining, while beyond lies an enclosed lawned garden with established flower borders. The garden is enclosed by timber panel fencing, providing a good degree of privacy.

Offering well-proportioned accommodation, excellent parking and garage facilities, together with tremendous scope for cosmetic improvement, this established bungalow represents an ideal purchase for downsizers, first-time buyers or those looking to create a home tailored to their own style, with the added benefit of being offered with NO CHAIN.

The Acommodation Comprises:

Fitted Kitchen
11'3" x 8'5" (3.43m x 2.57m)
Fitted with a range of wall and base units complemented by generous work surfaces, an inset stainless steel sink with mixer tap and tiled splashbacks. There is plumbing for an automatic washing machine, together with space for additional appliances and a freestanding cooker, creating a practical layout for everyday living.
The kitchen enjoys excellent natural light thanks to dual-aspect UPVC double glazed windows to the front and side elevations, resulting in a bright and airy feel with ample space for dining or further storage, subject to individual requirements.

Spacious Lounge
18'6" x 11'10" (5.64m x 3.61m)
A spacious and well-proportioned lounge, offering a comfortable setting for both everyday living and entertaining. A large UPVC double glazed window to the front elevation allows an abundance of natural light to flood the room, enhancing the bright and airy feel. An attractive feature fireplace incorporating a coal-effect gas fire provides a charming focal point, adding warmth and character to the space. The lounge flows seamlessly into the inner hallway, creating an open and practical layout with easy access to the remaining accommodation, while a radiator ensures comfort throughout the year.

Inner hallway
Access to the bedrooms and family bathroom, while also benefiting from a useful built-in storage cupboard, offering practical space for everyday household essentials.

Bedroom one
11'8" x 9'3" (3.56m x 2.82m)
A generous double bedroom, enjoying a UPVC double glazed window that fills the room with natural light, together with a radiator for year-round comfort.

Bedroom Two
10'0" x 7'3" (3.05m x 2.21m)
A double room offering a UPVC double glazed window that provides plenty of natural light, together with a radiator for added comfort.

Bathroom
Currently fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin, together with a privacy UPVC double glazed window allowing natural light into the room. While fully functional, the bathroom is now in need of modernisation and would benefit from replacement, providing purchasers with the opportunity to create a stylish new space tailored to their own taste and requirements.

Outside
To the front of the property, a neatly maintained lawned garden is enclosed by attractive brick walling, creating an appealing approach. Adjacent, a generous concrete driveway provides ample off-road parking for several vehicles and extends along the side of the bungalow, where it continues beneath a carport offering sheltered parking before leading to a detached garage with a metal up-and-over door.
The rear garden has been designed with ease of maintenance in mind and features an extensive concrete patio running the full width of the bungalow, providing an ideal space for outdoor seating and entertaining. Beyond lies a lawned garden, adding a welcome area of greenery, while timber panel fencing to the boundaries affords a good degree of privacy, creating an enclosed and pleasant outdoor environment.

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.

Disclaimer
The property was subject to a historic subsidence claim years ago. The issue was professionally remedied by way of underpinning, and the property has remained stable since. Buildings insurance has continued to be available, including subsidence cover, and relevant documentation relating to the historic repairs is available for inspection by interested parties.

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The Laurels
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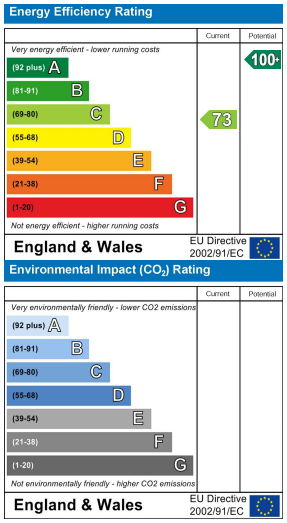

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