



**12 Coneygreave Close, Cheadle, Staffordshire ST10 1NN**  
**Offers around £220,000**



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

Tucked away in a peaceful cul-de-sac within a popular and well-established residential estate, this three-bedroom semi-detached home occupies a generous corner plot and represents an exciting opportunity for buyers seeking space, potential, and a fantastic location. Whether you're a growing family, first-time buyer, or investor, this property offers the perfect canvas for modernisation and personalisation.

The accommodation includes a welcoming entrance hall, a bright and spacious lounge, and a kitchen/dining area with excellent scope to update and create a stylish open-plan living space. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a block-paved driveway providing off-road parking, well-tended front and rear gardens—ideal for relaxing or entertaining—and a detached garage with power and lighting that is significantly larger than average, offering exceptional space for vehicles, storage, or workshop use. The rear garden enjoys a good degree of privacy, with patio, lawn, and mature planting.

Ideally situated close to a range of local amenities including shops, leisure facilities, and both primary and high schools, this home is perfect for families. Excellent transport links, including easy access to the A50 Stoke–Derby link road, further enhance the appeal. This property combines convenience, comfort, and quiet suburban living. Early viewing is highly recommended.



## The Accommodation Comprises

### Entrance Hall

12'4" x 5'10" (3.76m x 1.78m )

Accessed via a modern composite front door with complementary side window. Features include a double radiator, and a staircase rising to the first floor.

### Lounge

21'2" x 10'6" (6.45m x 3.20m)

Bright lounge with UPVC window, gas fire with marble inset and wooden surround, double radiator, and internal doors with privacy glass leading to the dining room.

### Dining Room

9'8" x 8'5" (2.95m x 2.57m)

With UPVC sliding doors opening to the rear garden, offering easy indoor-outdoor access and natural light.

### Extended Fitted Kitchen

19'9" x 7'8" (max) (6.02m x 2.34m (max) )

Fitted with a range of dated cream and brown units at high and low levels, the kitchen includes a stainless steel sink and drainer beneath a rear-facing window. There's space and plumbing for a freestanding gas cooker with extractor hood above, as well as plumbing for a washing machine. Additional features include a storage cupboard/pantry, part-tiled walls, vinyl flooring, and a radiator. Offers scope for modernisation. A side UPVC courtesy door offers access to the outside.

### First Floor

Stairs rise up to the:

### Landing

Loft access, UPVC window, airing cupboard which houses the Worcester Gas Central Heating Boiler.

### Bedroom One

9'2" x 9'0" (2.79m x 2.74m )

A well-proportioned room with UPVC window and radiator.

### Bedroom Two

9'6" x 10'10" (2.90m x 3.30m )

With built-in wardrobes, UPVC window, radiator, and laminate flooring.

### Bedroom Three

6'3" x 7'7" (1.91m x 2.31m )

Featuring a UPVC window, radiator, and a box over the stairs. This room requires decoration and further improvement.

### Bathroom

6'0" x 7'7" (1.83m x 2.31m)

Fitted with a Period style Suite offering a panel bath featuring chrome taps, a glass side screen, and an electric shower overhead. Also includes a pedestal wash hand basin, low flush WC, chrome heated towel rail, vinyl flooring, part-tiled walls, and a privacy window.

### Outside

The property is situated on a quiet residential cul-de-sac, occupying a desirable corner plot within a well-regarded estate. A block-paved driveway provides ample off-road parking for two vehicles and access to a larger than average sized detached garage, which benefits from power and lighting.

The front garden is enclosed by a low wall and features a lawn with established shrubs. Gated side access leads to a private rear garden with a paved patio, steps to a raised lawn, and planted borders with shrubs, small trees, and hedging, offering a pleasant and enclosed 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

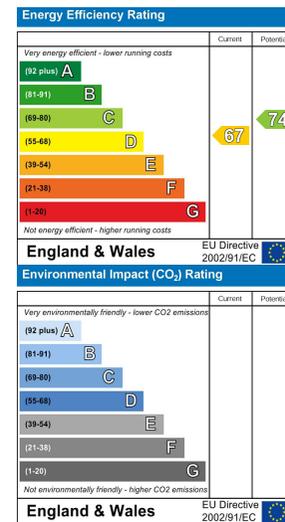
advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







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