



**12 Highfield Crescent, Cheadle, Staffordshire ST10 1JP**  
**Offers around £315,000**



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



Kevin Ford's are extremely delighted to offer FOR SALE, this breath taking detached home situated within a quiet cul-de-sac location and offering immaculate living accommodation which will certainly appeal to most families!

In brief the layout consists of an entrance hall, a lovely lounge with feature bay window allowing an abundance of natural light to spill into the room and feature fireplace, the breakfast kitchen is fully fitted with an excellent range of shaker style kitchen units, a breakfast bar and built in appliances. To add to the ground floor accommodation there is a separate flexible reception room or dining area depending on the incoming purchasers needs. Rising up to the first floor there are four bedrooms, one being the master with a range of built in wardrobes and offering en-suite facilities, to finish there is a family bathroom which has a three piece modern suite.

Further benefits to the property are gas central heating and UPVC double glazing throughout.

Externally the property is set on a generous, impressive plot with entry via a tarmac driveway where there is off road parking for multiple vehicles and access to the Integral Garage.

The rear garden has been fully landscaped which offers a mix of laid to lawn gardens, an extensive decking patio area, mature shrubs and bushes with fenced boundaries.



## **The Accommodation Comprises**

### **Covered Entrance Porch**

1'7" x 6'0" (0.48m x 1.83m )

### **Entrance Hall**

13'9" x 5'10" (4.19m x 1.78m )

A welcoming hallway having a UPVC double glazed entrance door and side panels, radiator and traditional wood block floor.

### **Lounge**

15'1" (into bay) x 10'11" (4.60m (into bay) x 3.33m )

An attractive lounge having a stone effect adam style fireplace with fitted fire, marble inset & hearth being the main focal point of the room. A large woodgrain UPVC bay window looks out onto the front elevation of the property.

### **Sitting/ Dining Room**

11'9" x 10'9" (3.58m x 3.28m )

The woodblock flooring flows through into this flexible reception room having enough space to house a dining table or provide another entertainment/sitting area. The room has UPVC double glazed patio doors which open out onto the rear decking area.

### **Breakfast Kitchen**

13'9" x 12'0" (4.19m x 3.66m)

A fitted kitchen comprising an excellent range of high and low level units having ample worksurfaces and tiled splash backs. The surfaces incorporate an inset sink with mixer tap and drainer situated under the UPVC window. Built in appliances include a Neff electric built in fan assisted oven, integrated fridge, freezer and dishwasher. The room has the benefit of a breakfast bar, radiator and the woodblock flooring.

### **Utility Room**

12'3" x 6'4" (3.73m x 1.93m )

A handy utility area with fitted cupboards and work faces, the woodblock floor continues and there is a double radiator to finish. A side UPVC courtesy door leads out to the side of the property having a side UPVC window.

### **First Floor**

Stairs rise from the Entrance Hallway leading to the:

### **Landing**

Access to the roof void.

### **Master Bedroom**

10'6" x 15'5" (3.20m x 4.70m )

A large master bedroom having laminate flooring, two radiator, inset spot lighting and two UPVC windows.

### **En-Suite**

4'0" x 7'10" (1.22m x 2.39m )

Measured into the shower the room is fully fitted to comprise a full tiled shower cubicle with plumbed in shower spray, a wash hand basin with vanity units under and low flush WC. A feature chrome towel radiator, inset spot lighting and laminate flooring.

### **Bedroom Two**

15'4" (into bay) x 10'11" (4.67m (into bay) x 3.33m )

Another good sized double room offering a UPVC bay window and double radiator.

### **Bedroom Three**

12'0" x 10'10" (3.66m x 3.30m )

With double radiator and UPVC window.

### **Bedroom Four**

7'1" x 9'0" (2.16m x 2.74m )

The forth room is a single but still of good size having a radiator, laminate flooring and a UPVC window.

### **Bathroom**

5'6" x 7'10" (1.68m x 2.39m)

The bathroom is fully fitted with a contemporary suite offering a 'P' shaped bath having a plumbed in shower over and side screen, a wash hand basin with mixer tap and vanity unit under and a low flush WC. The room has a chrome towel radiator, part tiled walls and a privacy UPVC window.

### **Outside**

The property stands within a quiet cul-de-sac location within one of the most desirable and sought after areas of Cheadle. To the front elevation there is a pull on tarmac driveway with ample room for several vehicles and access to the Intergral Garage.

The rear garden has been beautifully landscaped and offers

an enclosed private setting having a lawned garden area edge to the side with a decking patio area for outside entertainment. The garden is bordered with well stocked floors, mature shrubs and fencing.

### **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.

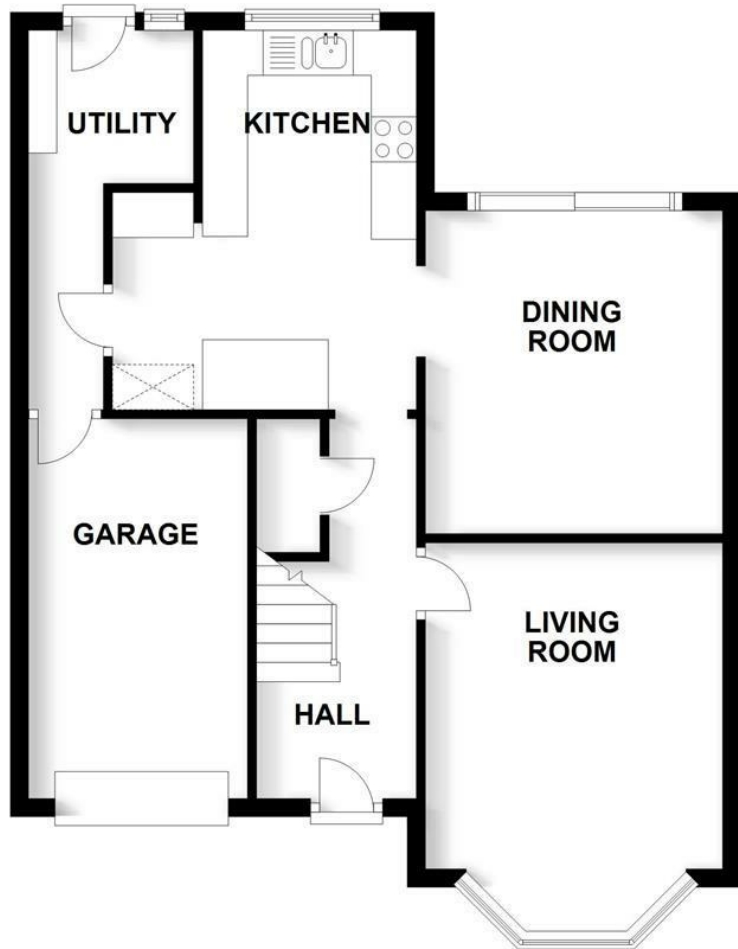




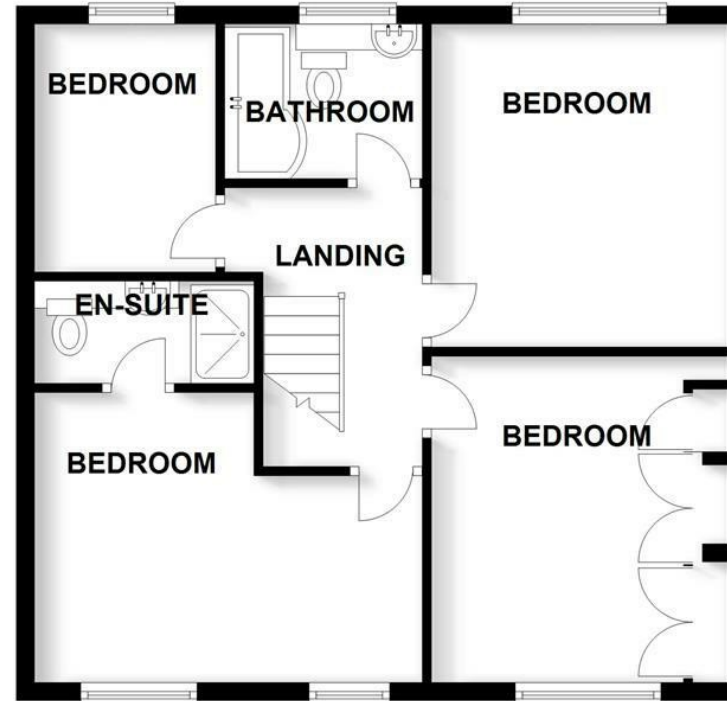




**GROUND FLOOR**  
APPROX. 61.8 SQ. METRES (665.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 56.3 SQ. METRES (605.8 SQ. FEET)



**TOTAL AREA: APPROX. 118.1 SQ. METRES (1271.4 SQ. FEET)**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(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		
(55-68) D	70	79
(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		

