



**47 Dilhorne Road, Cheadle, Staffordshire ST10 1PT**  
**Price guide £140,000**



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



Providing an **UNMISSABLE** opportunity for those looking to get a foot on the property ladder or even an investor looking to increase their Buy to Let portfolio. Offered **FOR SALE** with the added benefit of **NO ONWARD CHAIN** this mature semi house stands proudly within a non estate location on the outskirts of Cheadle enjoying scenic country views. In brief the accommodation comprises of an entrance hall, lounge/dining area and fitted kitchen. There is a rear conservatory/entrance porch suitable for storage or small utility area. Upstairs there are two bedrooms and a bathroom. Outside the property is approached from the road via a driveway offering off street parking space and access to a Detached Garage & Carport. Steps rise up to the main entrance door having established gardens either side surrounded by established hedging. The rear offers a similar setting with a well established terraced garden filled with an abundance of shrubs, pretty flowers and small trees. The garden rises up behind the property and enjoys a private setting with views looking out over Cheadle and beyond. Added benefits of the house include Gas Central Heating and UPVC double glazing. Located within walking distance of the nearby High Street, excellent schools and commuter links this property is sure to get snapped up!



## **The Accommodation Comprises:**

### **Covered Entrance Hall**

6'0" x 1'6" (1.83m x 0.46m )

### **Entrance Hall**

11'5" x 5'11" (3.48m x 1.80m )

On entrance via the front entrance door having a radiator with shelf and an under stairs storage cupboard off.

### **Lounge**

11'8" x 9'6" (3.56m x 2.90m )

Stepping into the cosy living space there is a traditional Adam style fireplace having a coal effect gas fire and tiled hearth. A large UPVC window looks out onto the rear.

### **Dining Room**

10'2" x 10'5" (3.10m x 3.18m)

The dining area offers a UPVC bay window and radiator.

### **Kitchen**

7'9" x 6'6" (2.36m x 1.98m )

Fitted with a small range of units there is an inset stainless steel sink unit with base cupboard under and work surface over. There is a Bosch built in electric oven, hob and extractor hood above, a double radiator, part tiled walls and a floor,

### **Lean To:**

12'1" x 3'5" (3.68m x 1.04m )

### **First Floor**

#### **Landing**

Access to roof void and a side UPVC window.

#### **Bedroom One**

9'11" x 10'5" (3.02m x 3.18m )

With UPVC window and radiator.

#### **Bedroom Two**

11'4" x 10'5" (3.45m x 3.18m )

A good range of built in fitted wardrobes, radiator and UPVC window.

### **Bathroom**

6'2" x 5'10" (1.88m x 1.78m )

Suite comprising: Panel in bath with mixer tap and shower spray over benefiting from a side rail and curtain, there is a wash hand basin and low flush WC. The room has part tiled walls, radiator and UPVC privacy window.

### **Outside**

A private tarmac access road from Dilhorne Road leads up to a Detached Garage and Carport. There are established tiered gardens to the front and rear. The rear garden is exceptionally large offering terraced well established grounds with numerous bedding plants, shrubs and small trees. And added benefit of the garden is a Timber Shed ideal for outside storage.

### **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.











