



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



27 Sidney Drive, Stoke-On-Trent, Staffordshire ST10 2BH

Offers around £175,000

Here Kevin Ford & Co have been instructed to sell a traditional semi with great layout, spacious rooms, well built, private garden and plenty of parking in a much sought after area! What more can you ask for!

This great house is located in a super spot within a quiet residential area and having great access links to major towns and commuter roads.

The property boasts really good sized accommodation to briefly comprises: An entrance hall, spacious lounge, fitted kitchen and dining room, stairs lead up to the first floor where there are three good sized bedrooms, a bathroom and separate toilet. A further staircase leads up to an Attic Room for an added bonus!

Outside the property stands well having a good sized driveway providing ample parking, established child & pet friendly gardens and a paved patio area idea for outside entertainment.

Kingsley Holt is a small village located near to Cheadle Town and classed as a semi rural sought after location.



The Accommodation Comprises:

Entrance Hall

11'10" x 5'11" (3.61m x 1.80m)

In through the UPVC door, there is a built in storage cupboard off containing the property's wall mounted gas central heating boiler. There is a single radiator and UPVC to finish.

Spacious Lounge

20'2" x 12'8" (6.15m x 3.86m)

The lounge is of great size and creates a large space for the family to relax in, having two single radiators and two UPVC windows.

Fitted Kitchen

10'3" x 11'0" (3.12m x 3.35m)

The kitchen is fitted to provide a good range of built in units and ample work surfaces over. An inset stainless steel sink unit with base cupboard under is situated underneath the UPVC window. There is part tiled walls, space and plumbing for an automatic washing machine and to finish a double radiator.

Dining Room

14'3" x 9'1" (4.34m x 2.77m)

The dining room also has a range of kitchen units, a tiled floor, UPVC patio doors which lead out onto the garden, a separate UPVC door, built in storage and a double radiator.

Landing

With UPVC window. Access to the Attic Room.

Bedroom One

10'11" x 12'8" (3.33m x 3.86m)

The main bedroom is of double in size providing a radiator and UPVC window.

Bedroom Two

8'10" x 8'7" (2.69m x 2.62m)

With single radiator & UPVC window.

Bedroom Three

7'3" x 9'11" (2.21m x 3.02m)

With single radiator & UPVC window.

Bathroom

6'5" x 6'8" (1.96m x 2.03m)

Bathroom Suite comprising: Panelled in bath with plumbed in

shower spray over having a rail and curtain, there is a pedestal wash hand basin, part tiled walls and a UPVC privacy window.

Toilet

4'9" x 2'11" (1.45m x 0.89m)

With a low flush WC, a UPVC window and single radiator.

Attic Room

9'8" x 12'9" (2.95m x 3.89m)

The attic room is accessed via a stairs case off the landing which provides additional space with under eaves storage and a UPVC velux window.

Outside

The property stands on a good sized level plot where there is a side driveway to the front and a lawned garden to the rear which is child and pet friendly and also having plenty of space to entertain on the patio area.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) 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

