



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



109 Ness Grove, Cheadle, Staffordshire ST10 1TE Offers around £185,000

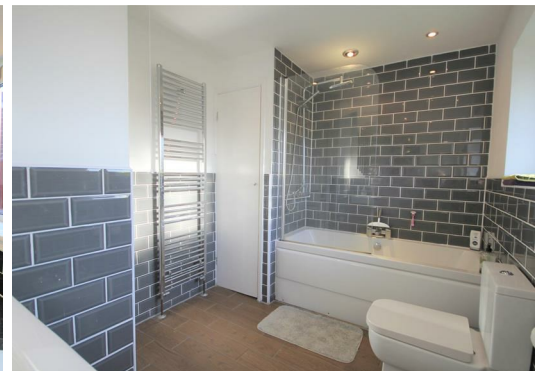
Looking for the perfect family home or somewhere to downsize but still have a good sized property and pleasant garden plot? Well if so we have found this perfect opportunity for you.....

Kevin Fords are delighted to offer this detached house having been improved and upgraded by the current owners and briefly comprises of an entrance hall, spacious lounge which stretches the length of the property and a white gloss modern kitchen having built in appliances. To the upstairs there are three bedrooms and a bathroom with four piece white contemporary suite.

Externally there are ample on-site parking and an Attached Garage and to the rear an enclosed lawned garden & patio area.

This property will suit those who want to be on the outskirts of town yet within easy access of major commuting links and someone who is ready to just move in the furniture and settle.

Call us today for a viewing appointment (01538) 751133



The Accommodation Comprises

Entrance Hall

5'11" x 4'0" (1.80m x 1.22m)

The entrance has a UPVC double glazed entrance door with side UPVC window, laminate flooring and a single radiator.

Spacious Lounge

21'5" x 11'0" (6.53m x 3.35m)

The lounge is spacious in size and a UPVC window allows an abundance of natural light spill into the room, the flooring is laminate which flows through from the hallway, there is a single & double radiator. The room has a built in cupboard off, a UPVC patio door leading out to the garden with side window.

Modern Fitted Kitchen

7'4" x 10'1" (2.24m x 3.07m)

The kitchen is fitted with high and low level units and ample work surfaces over incorporating an inset stainless steel sink unit. There are built in appliances which include an electric oven, gas hob and stainless steel extractor hood over. The room has partly tiled walls, a tiled floor, radiator and UPVC window & rear entrance door.

First Floor

Stairs rise up to the:

Landing

Having a UPVC side window and access to the roof void.

Bedroom one

13'2" x 9'0" (4.01m x 2.74m)

A double room having laminate flooring, single radiator and UPVC window.

Bedroom Two

7'8" x 10'3" (2.34m x 3.12m)

The second bedroom is currently used as a gaming room to suit the vendors needs, there is laminate flooring, a single radiator and UPVC window.

Bedroom Three

8'0" x 9'0" (2.44m x 2.74m)

With laminate flooring, radiator and UPVC window.

Bathroom

7'6" x 10'1" (2.29m x 3.07m)

With a panelled in bath with mixer tap and plumbed in shower over with glass side screen, there is a wash hand basin, bidet and low flush WC which complete the suite. The walls are half tiled having a chrome heated towel radiator, to the ceiling there is inset spot lighting, laminate flooring and a privacy UPVC window.

Outside

The property is approached via a tarmac driveway which provides ample on-site parking space for several vehicles and leads up to an Attached Garage (17'0" x 8'7") with metal up and over door, light and power. The rear has a fully enclosed lawned garden with paved patio area.

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.

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.

