



**10 Warwick Avenue, Cheadle, Staffordshire ST10 1WD**  
**Offers around £385,000**



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

Completely renovated and meticulously crafted to perfection, this modern detached house epitomises luxurious living. Situated on a corner plot, this residence has been transformed by its current owners to impeccable standards, offering a blend of sophistication and comfort.

Upon entering, you are greeted by an inviting entrance hall leading to a spacious lounge adorned with a captivating bay window and a striking stone feature fireplace. Double doors unveil the heart of the home - a stunning kitchen/dining area boasting a contemporary high gloss finish, complete with top-of-the-line integrated appliances and a stylish island. An expansive conservatory adds to the allure, providing a serene retreat, while a convenient utility room and a guest toilet complete the ground floor.

Additionally, a discreet yet inviting sitting/reception room offers a versatile space for relaxation or intimate gatherings.

Ascending to the first floor, the opulent master bedroom boasts its own en-suite and fitted wardrobes, offering a haven of relaxation. Bedroom two also features an en-suite and built-in wardrobes, ensuring comfort and convenience. Two additional bedrooms and a lavish family bathroom, equipped with a luxury three-piece suite, complete the upper level.

Externally, the property showcases ample parking space on both the front and side, accommodating multiple vehicles, a caravan, or a boat. The meticulously landscaped gardens create an idyllic setting for outdoor gatherings, providing the perfect backdrop for cherished moments with family and friends.



## The Accommodation Comprises

### Covered Entrance

Leading into the:

### Entrance Hall

14'2" x 10'5" (max) (4.32m x 3.18m (max))

Having a feature cast iron radiator, solid oak flooring and entry via a UPVC front entrance door & side panel.

### Lounge

17'6" (into bay) x 11'3" (5.33m (into bay) x 3.43m)

The lounge is spacious in size and has a feature fireplace with electric fire being the focal point of the room. There is a feature bay window overlooking the front elevation and allowing an abundance of natural light into the room. To finish there is a radiator and double doors leading to Dining Area of the kitchen.

### Fitted Kitchen

11'6" x 13'8" (3.51m x 4.17m)

A stylish and ultra modern kitchen offering an excellent range of grey gloss high and low level fitted cupboards, drawer units and centre island. The quartz work surfaces are complimentary to the kitchen giving that high end finish and incorporate an inset sink unit having a Quooker boiler water tap . Built in appliances include two Neff electric ovens, ceramic hob, dishwasher & fridge freezer. There is a feature radiator, modern inset spotlighting and UPVC patio doors which open out onto the Conservatory.

### Dining Area

11'6" x 11'3" (3.51m x 3.43m )

Measured separately but open plan with the kitchen there are radiator, two UPVC windows and a tiled floor.

### Conservatory

12'1" x 17'10" (3.68m x 5.44m )

The conservatory is part brick and UPVC having a tiled floor with electric under floor heating and doors leading out onto the garden.

### Utility Room

7'5" x 8'2" (2.26m x 2.49m )

Forming part of the original garage there is a range of cupboards with ample work surface, plumbing for automatic washing machine and vent for tumble dryer. The tiled floor flows through and there is inset spot lighting.

### Cloakroom

3'3" x 4'3" (0.99m x 1.30m )

Comprising of a pedestal wash hand basin, low flush WC, radiator and tiled floor.

### First Floor

A staircase from the entrance hall lead to the:

### Landing Area

Access to all bedrooms and loft, built in storage cupboard off.

### Master Bedroom

15'0" x 11'7" (4.57m x 3.53m )

Having built in wardrobes, radiator and a UPVC window.

### Dressing Area

6'10" x 4'3" (2.08m x 1.30m )

The dressing area consists of two built in fitted wardrobes and a UPVC window.

### En-Suite Shower Room

5'0" x 7'6" (1.52m x 2.29m )

With a corner shower cubicle containing a plumbed in shower spray and glass enclosure, wash hand basin with vanity unit under and low flush WC. There is a chrome towel radiator, fully tiled walls, inset spotlighting and a privacy UPVC window.

### Master Bedroom Two

9'3" x 9'10" (2.82m x 3.00m )

With radiator ad UPVC window.

### En-Suite Shower Room

4'3" x 7'10" (1.30m x 2.39m )

Shower cubicle with plumbed in shower spray and glass enclosure, wash hand basin with vanity unit under, low flush WC, feataure chrome towel rail and UPVC window.

### Bedroom Three

11'3" x 8'2" (3.43m x 2.49m )

With two UPVC windows and radiator.

### Bedroom Four

7'7" x 8'4" (2.31m x 2.54m )

Radiator & UPVC window.

### Family Bathroom

5'7" x 11'7" (1.70m x 3.53m )

The family bathroom oozes luxury having a freestanding bath with mixer tap, electric shower over and glass side screen, wash hand basin & high flush WC. There is a traditional cast iron radiator, part tiled walls and a privacy UPVC window.

### Outside

The property stands proudly in a corner plot location offering a tarmac driveway to the front elevation and side garden with decorative shrubbery. An additional driveway to the side offers gated access and further parking potentially for a caravan/boat. The rear garden has been landscaped with ease of maintenance in mind having an artificial grass and an extensive paved patio area ideal for outside entertainment during the summer months. The garden is fully enclosed by a brick feature walls and timber panel 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.

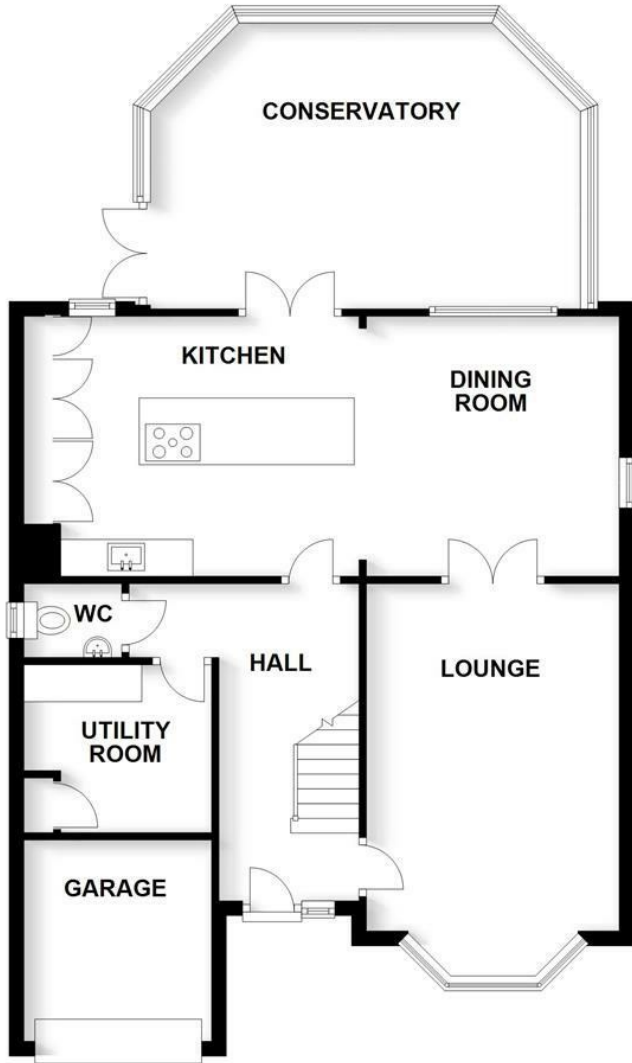
### Agents Note

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. The property has undergone new carpets for the Lounge and Landing Area.





**GROUND FLOOR**  
APPROX. 993.3 SQ. FEET



**FIRST FLOOR**  
APPROX. 707.1 SQ. FEET



TOTAL AREA: APPROX. 1700.5 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
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