



**17 Ash Tree Hill, Cheadle, Staffordshire ST10 1UQ**  
**Price guide £430,000**



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

Nestled within the tranquil confines of a quiet cul-de-sac, this expansive five-bedroom detached house exudes both space and charm, occupying a generously-sized corner plot. As you step inside, you're greeted by an inviting entrance hall that sets the tone for the warmth and comfort found throughout the home. The heart of the residence, the large lounge, beckons with its brick inglenook fireplace housing a gas log burner, offering a cosy retreat on cooler evenings. Through the glass doors lies the expansive traditional kitchen/dining area, perfect for hosting gatherings or enjoying family meals together. Adjacent to the kitchen, a convenient utility room awaits, ensuring seamless functionality for daily living and downstairs cloakroom. Upstairs, the master bedroom with its en-suite provides a private sanctuary for relaxation, while three or four additional bedrooms offer versatility to suit your needs. The family bathroom indulges with a luxury 'P' shaped bath, promising moments of tranquility and rejuvenation. Outside, the property makes a statement with its welcoming tarmac driveway and front lawn adorned with shrubbery and hedgerows, creating a picturesque setting. The enclosed rear garden is a true outdoor haven, featuring an extensive Indian stone paved patio, lush lawns, and a decking area with a charming summerhouse—a perfect retreat for enjoying the sunshine or entertaining guests. The integral garage provides not only additional parking but also a dedicated workshop area, catering to both practical needs and creative pursuits. This property stands as a testament to refined living, offering a harmonious blend of comfort, elegance, and practicality in a serene and sought-after location. Don't miss the opportunity to make this your dream home!



## The Accommodation Comprises

### Entrance Hall

10'9" x 7'6" (3.28m x 2.29m)

The entrance hall features a radiator, Amtico flooring, a UPVC front entrance door, and a side panel.

### Cloakroom

7'7" x 2'5" (2.31m x 0.74m )

The cloakroom includes a wash hand basin with a mixer tap, a low flush WC, a UPVC window, understairs storage, and Amtico flooring that seamlessly continues.

### Lounge

The lounge is a cosy haven, showcasing a brick feature inglenook fire complete with a fitted gas log burner and tiled hearth, perfect for warming up on chilly evenings. Glass doors seamlessly connect the lounge to the inviting kitchen dining area, creating an open and inviting atmosphere that's ideal for both relaxation and entertaining.

### Kitchen/ Dining Area

10'3" x 22'6" (3.12m x 6.86m)

Step into culinary luxury with this exquisite kitchen. Imagine yourself preparing meals with ease at the inset ceramic sink, complemented by a sleek mixer tap. Revel in the ample storage provided by the high and low level fitted kitchen units, beautifully accented by the work surfaces that offer both functionality and style.

You'll find delight in the integrated appliances, including the fridge and dishwasher, seamlessly integrated to maintain the kitchen's seamless aesthetic. The centerpiece of this kitchen is the Range Master gas/electric cooker, promising culinary excellence with every dish prepared.

Indulge your senses as natural light pours in through the UPVC window, illuminating the tiled flooring and creating an inviting ambiance. With two feature radiators ensuring comfort even on cooler days, this kitchen offers both practicality and luxury.

But the allure doesn't stop there. Experience the seamless indoor-outdoor flow with double bi-fold doors adorned with integrated blinds, inviting you to step into the outdoor oasis beyond. Whether you're entertaining guests or enjoying a quiet moment, this kitchen promises an unparalleled culinary experience that blends sophistication with functionality.

### Utility Room

7'7" x 8'5" (2.31m x 2.57m )

The utility room is equipped with an inset stainless steel sink unit featuring a mixer tap, a base unit underneath, wall units, ample surface area, plumbing for automatic washing and dishwasher, a window, a feature radiator, tiled flooring, a UPVC double-glazed stable door, and another UPVC window.

### Integral Double Garage

16'10" x 17'7" (5.13m x 5.36m )

The integral double garage boasts two electric remote up-and-over doors for convenient access, a dedicated workshop area, and a UPVC window for natural light.

### First Floor

Stairs rise to the:

### Galleried Landing

Having access to the roof void, a side UPVC window and an airing cupboard containing a hot water cylinder.

### Master Bedroom

12'9" x 11'7" (3.89m x 3.53m )

The master bedroom features a fantastic range of built-in fitted wardrobes and drawers units, ensuring ample storage without sacrificing space. A single radiator provides cosy warmth, while the UPVC window floods the room with natural light.

### En-Suite Shower Room

5'1" x 11'6" (1.55m x 3.51m)

The en-suite boasts a double shower unit with an electric shower, wash hand basin with mixer tap and vanity unit, bathroom units with work surfaces, and a low flush WC. It features a chrome towel radiator, UPVC window, and tiled walls, combining luxury with functionality for a rejuvenating experience.

### Bedroom Two

10'4" x 11'8" (3.15m x 3.56m )

Single radiator and UPVC window.

### Bedroom Three

10'5" x 8'6" (3.18m x 2.59m )

Single radiator & UPVC window.

### Bedroom Four

10'5" x 8'5" (3.18m x 2.57m )

Radiator and UPVC window.

### Office/ Bedroom Five

11'4" x 8'0" (3.45m x 2.44m )

Bedroom five, accessible from bedroom four, offers versatile space to suit your needs. Complete with a radiator for comfort and a UPVC window for natural light, this room is ready to adapt to your lifestyle with ease.

### Bathroom

7'1" x 10'4" (2.16m x 3.15m )

Step into luxury in the bathroom, where relaxation awaits. A P-shaped bath with a sleek shower screen offers the perfect spot for a refreshing shower or a leisurely soak. The wash hand basin, nestled within a chic vanity unit, provides both style and functionality, while the

bathroom units with mirror lighting add a touch of elegance to the space. With a low flush WC, a single radiator ensures warmth on cooler days, while the UPVC window welcomes natural light, creating a bright and airy atmosphere.

Complete with inset spot lighting, this bathroom is not just a functional space but a serene retreat where you can unwind and pamper yourself in style.

### Outside

Nestled at the end of a quiet cul-de-sac on a corner plot, this property offers both privacy and charm. A driveway welcomes you, while the front lawn boasts a colorful array of flowers and small shrubs within its borders, complemented by a boundary formed by a small wall and hedges.

The rear garden is a true oasis, featuring an expansive Indian stone paved patio area perfect for outdoor gatherings and relaxation. Lush green lawns and flower borders add to the serenity of the space, while a charming summer house beckons for leisurely afternoons.

Enhancing security, a CCTV system is in place, providing peace of mind. With its delightful outdoor spaces and thoughtful features, this property offers a perfect blend of comfort and tranquility for its lucky inhabitants.

### 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

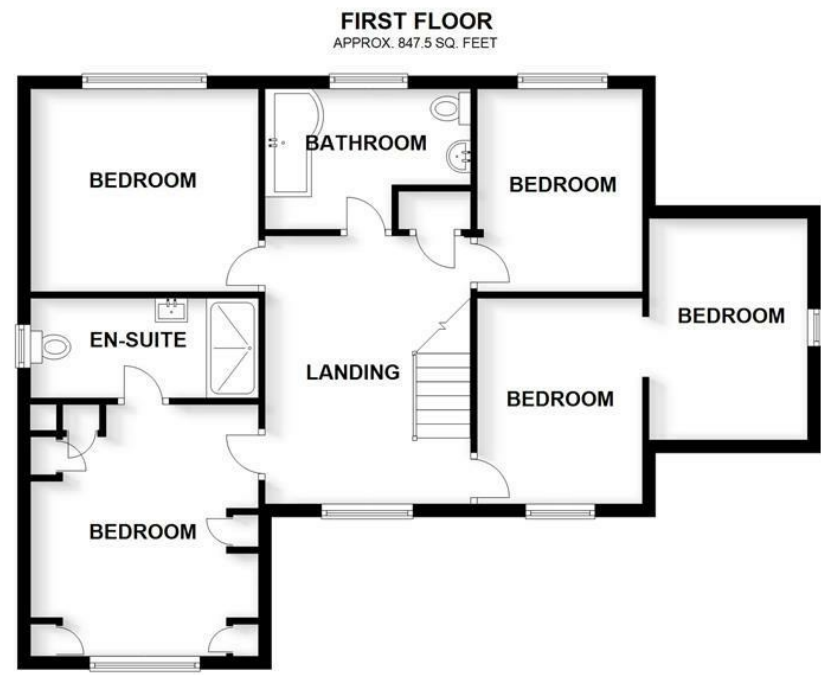
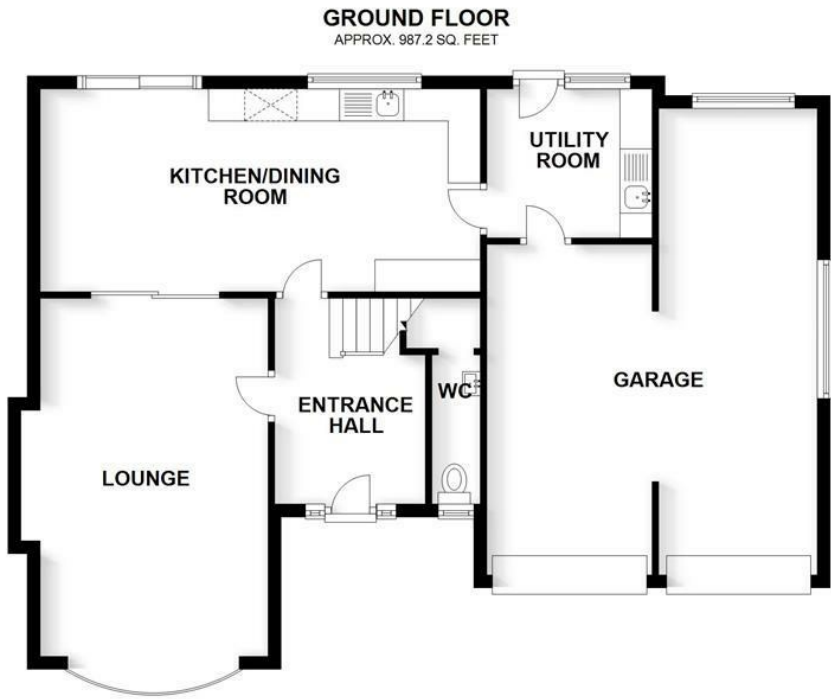
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







TOTAL AREA: APPROX. 1834.7 SQ. FEET

Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.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		91
(81-91) B		
(69-80) C	78	
(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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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