



3 Prince George Street, Cheadle, Staffordshire ST10 1HX
Offers around £279,950



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

This double fronted Period Cottage is truly remarkable, offering charming and comfortable accommodation that has been tastefully enhanced by the current vendors while preserving its original character. It is situated in a highly sought-after non-estate location, conveniently within walking distance of the town center. This provides easy access to a variety of local shops, eateries, excellent schools, and recreational amenities. As you enter through the eye-catching pillow-box red front entrance door, you step into the welcoming entrance hall. Traditional woodblock flooring adds to the period charm and leads you to a versatile reception room that can serve as an ideal dining area. On the other side of the entrance hall is the fabulous newly installed bespoke Elmbridge fitted kitchen. This kitchen boasts a center island, providing additional storage and featuring a range of appliances. Adjacent to the kitchen is a spacious lounge with a brick feature fireplace that houses a multi-fuel burner, creating a cozy atmosphere. Lastly, there is a convenient downstairs cloakroom. Moving up to the first floor landing area, you will find three well-proportioned bedrooms, each offering comfortable living spaces. The family bathroom is beautifully designed and features a luxurious freestanding bath and a contemporary white suite. Outside, the property stands proudly with off-street parking space and a low-maintenance frontage. At the rear of the property, steps lead up to a lovely lawned garden with charming flower borders. There is also a small decking seating area, perfect for outdoor relaxation, and a Summer House/Bar that provides additional space for entertainment. Overall, this period cottage offers a delightful blend of original charm and modern improvements, making it a truly special home in a desirable location.



The Accommodation Comprises

Entrance Hall

7'10" x 2'10" (2.39m x 0.86m)

On entrance via the front door you step into the hallway having a traditional woodblock floor and single radiator.

Cloakroom

2'9" x 4'0" (0.84m x 1.22m)

A handy downstairs toilet offering a wash hand basin, low flush WC and tiled flooring. This room houses the properties wall mounted Gas Central Heating boiler.

Spacious Lounge

17'2" x 11'11" (5.23m x 3.63m)

The main focal point of the room is a brick feature fireplace housing multi fuel burner and tiled hearth, built in storage cupboards and display area to one side. The room offers two sash windows allowing an abundance of natural light into the room and there is open access into the kitchen.

Breakfast Fitted Kitchen

11'9" x 20'1" (3.58m x 6.12m)

Having been recently extended and newly installed, the kitchen offers the 'Elmbridge' (Howdens) bespoke fitted kitchen units, drawers and larder storage cabinets having an ample work surface area over. There is a Belfast sink unit with mixer tap sat beneath one of the two kitchen windows enjoying views of the rear garden. A Bertazzoni Italian electric range oven, 5 ring gas hob and extractor hood over are included in the kitchen, along with an integrated washer dryer and dishwasher. A feature center island has further built in cupboards, an integrated wine store & breakfast bar. Lastly there is modern spot lighting, Bi-Folding doors opening out to the rear garden, feature tall radiator, two velux windows and underfloor heating under the tiled floor,

Dining Room/ Sitting Area

17'11" x 7'3" (5.46m x 2.21m)

The woodblock floor flows through from the hallway, radiator and window looking out onto the front aspect.

First Floor

Stairs lead up to the First Floor where this is a:

Landing

Having an original feature exposed beam, inset spot lighting.

Bedroom One

17'7" x 11'4" (reducing to 7'10") (5.36m x 3.45m (reducing to 2.39m))

With built in wardrobe having mirrored doors, double radiator and UPVC window.

Bedroom Two

11'6" x 11'7" (3.51m x 3.53m)

With radiator, UPVC window and airing cupboard with hot water cylinder and access to the loft.

Bedroom Three

11'3" x 10'6" (3.43m x 3.20m)

With single radiator and two windows.

Luxury Bathroom

5'8" x 8'8" (1.73m x 2.64m)

Suite comprising of a Roll top bath with mixer tap and hand held hair spray, wash hand basin with mixer tap and vanity unit under, corner shower cubicle with plumbed in shower, low flush WC. There is a cast iron radiator and towel rail, tiled walls and a privacy window.

Outside

Standing proudly with immediate walking access into the local High Street, the property is approached via a small driveway offering parking space for one vehicles and low maintenance walled frontage. The rear offers a landscaped garden with steps rising up to gate access onto the lawned garden where there is a decking seating area for outside al-fresco entertainment during the summer months. An extra addition is the SUMMER HOUSE (see below for details) and well stocked pretty flower borders.

Summer House

8'8" (reducing to 6'10") x 13'10" (2.64m (reducing to 2.08m) x 4.22m)

With light and power the summer house offers further entertainment space,

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

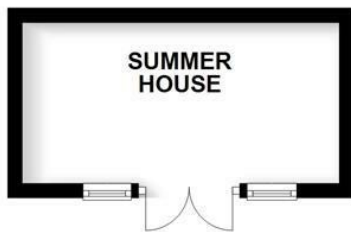
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

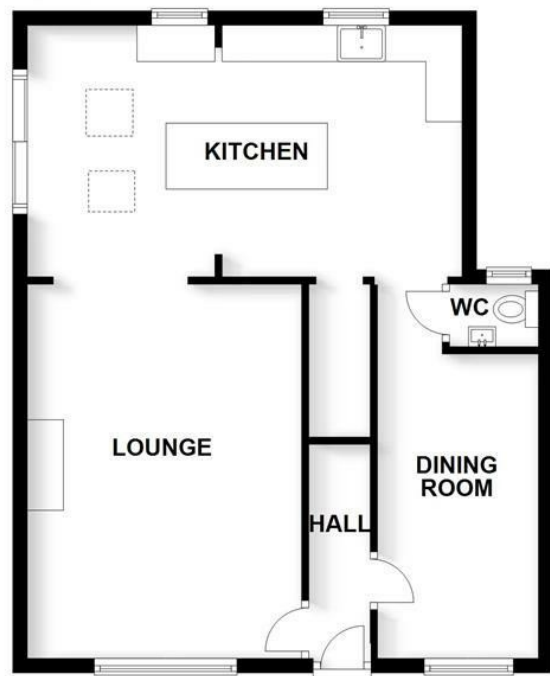
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







GROUND FLOOR
APPROX. 730.6 SQ. FEET



FIRST FLOOR
APPROX. 516.8 SQ. FEET



TOTAL AREA: APPROX. 1247.4 SQ. FEET

Plan produced by 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		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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

