



**21 Moorcroft Close, Cheadle, Staffordshire ST10 1HT**  
**Reduced to £249,950**



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

**\*NO UPPER CHAIN\*** Discover the epitome of comfortable family living in this captivating detached home, where the owners have initiated renovations, with the upstairs awaiting its final touches. With **THREE BEDROOMS** and a delightful **CONSERVATORY** it's a haven of modernity and charm. Step inside to be greeted by a welcoming entrance hall that leads you seamlessly into the inviting lounge, where an exquisite Adam-style fireplace takes center stage, creating a cosy ambiance enhanced by the fitted electric fire. The dining area, featuring stylish Karndean flooring flowing effortlessly from the lounge, offers a perfect setting for family gatherings and entertaining guests. Adjacent to this space, the versatile UPVC conservatory beckons. Prepare culinary delights in the bright and airy light oak shaker style kitchen, complete with built-in appliances. Upstairs, the allure continues with three well-appointed bedrooms, providing ample space for rest and rejuvenation, including the flexibility of a single bedroom or office to suit your lifestyle needs. The family bathroom, boasting a pristine white suite, invites you to indulge in luxurious self-care routines. Nestled within a tranquil cul-de-sac in a sought-after family-friendly neighborhood, this property offers not just a home but a lifestyle. Enjoy the convenience of nearby amenities such as the esteemed Master Potter public house, esteemed primary and high schools, and easy access to bustling towns like Tean and Uttoxeter, as well as seamless connectivity to the A50 for effortless commuting. Don't miss this opportunity to embrace contemporary living in a setting designed for family enjoyment and convenience.



## The Accommodation Comprises

### Entrance Hall

5'9" x 5'8" (1.75m x 1.73m )

The entrance hall welcomes you with laminate flooring, a radiator, and a UPVC front entrance door, creating a warm and inviting first impression.

### Lounge

12'8" x 13'11" (3.86m x 4.24m)

The lounge boasts an elegant Adam-style fireplace with a fitted electric fire, along with a radiator, Karndean flooring, and UPVC patio doors that lead to the:

### Dining Area

10'1" x 9'3" (3.07m x 2.82m )

The dining area features a radiator, Karndean flooring, and UPVC patio doors that lead to...

### UPVC Conservatory

11'8" (max) x 9'0" (3.56m (max) x 2.74m)

The UPVC conservatory is adorned with woodblock flooring and features UPVC patio doors that open onto the rear patio and garden, seamlessly connecting indoor and outdoor living spaces.

### Modern Kitchen

10'1" x 7'5" (3.07m x 2.26m)

The kitchen offers a generous array of high and low level light oak shaker style units, complemented by an inset stainless steel sink unit with a base cupboard underneath. Equipped with Bosch built-in electric oven, gas hob, and plumbing for automatic washing machine, this space is designed for culinary convenience. The tiled floor adds durability and easy maintenance, while UPVC windows and a UPVC door provide ample natural light and access. Partially tiled walls complete the practical yet stylish ambiance of this culinary haven.

### First Floor

Stairs rise from the Entrance Hall leading up to the:

### Bedroom One

11'0" x 9'11" (3.35m x 3.02m )

A radiator for comfort, wooden flooring for a touch of natural

elegance, and UPVC windows fitted with shutters, allowing for both privacy and natural light control.

### Bedroom Two

11'6" x 10'3" (3.51m x 3.12m)

Another double room presenting the beautiful wooden flooring, adding warmth and character to the space, along with a UPVC window for natural light and ventilation.

### Bedroom Three/ Office

8'0" x 6'7" (2.44m x 2.01m)

Bedroom three boasts the same charming wooden flooring found throughout, enhanced by a UPVC window fitted with shutters, offering both privacy and style. Additionally, it features a built-in wardrobe, maximizing storage space. This versatile room offers the flexibility to serve as a comfortable bedroom or a productive office space, catering to your lifestyle needs.

### Family Bathroom

5'5" x 6'5" (1.65m x 1.96m)

The family bathroom showcases a classic white suite, including a bath with a panel and mixer tap, complete with a shower overhead for added convenience. A pedestal wash hand basin and low flush WC complete the functional layout. A chrome towel radiator adds a touch of luxury while ensuring warmth, and a UPVC window enhances the space with natural light.

### Outside

Nestled within a quiet cul-de-sac, this property enjoys a prime position overlooking the green, offering a picturesque outlook. Access to the rear is provided via a driveway off Moorcroft Close, where you'll find allocated parking space and entry into the garden area.

The garden itself is a delightful retreat, featuring a slabbed paved patio area perfect for outdoor entertaining, with steps leading up to a gravel area adding texture and charm. A further paved patio sits adjacent to the conservatory, providing an ideal spot for al fresco dining or relaxation.

For storage needs, two timber sheds are conveniently situated, offering ample space for outdoor equipment and tools. The entire garden is enclosed by timber panel fencing, ensuring privacy and security for you and your family to enjoy this outdoor oasis.

### 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

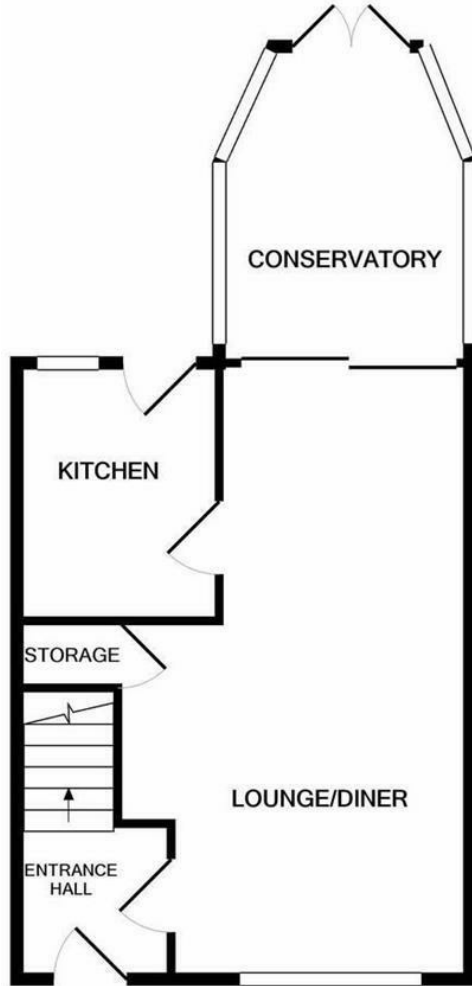
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

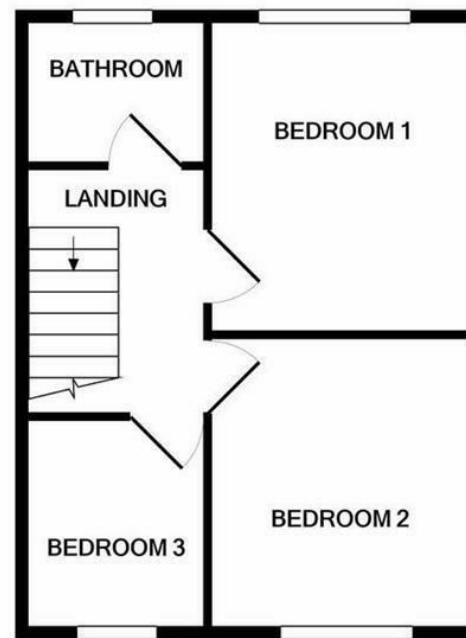
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         | 81        |
| (69-80) C   |         |           |
| (55-68) D   | 63      |           |
| (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                         |         |           |

