



16 Derwent Drive, Cheadle, Staffordshire ST10 1QN
Offers around £189,950



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

Introducing an opportunity for those seeking a comfortable abode ripe for customisation and personalisation. This spacious extended semi-detached bungalow, though already boasting good-sized living spaces, presents an exciting canvas for further modernisation, making it an ideal haven for downsizers or enthusiastic renovators.

Step into the entrance and inner hall, where you're greeted by a lounge featuring a Mahogany fireplace with a fitted gas fire, adjacent lies the fitted kitchen/dining area, promising ample space for culinary adventures and shared meals. With three bedrooms and a well-appointed bathroom completing the accommodation.

Nestled on a corner plot, this bungalow enjoys a generous expanse of land, providing a level plot with a convenient driveway to the side and access to a detached garage. A pedestrian gated entry beckons you into the enclosed grounds, where established front and rear gardens await, offering a private sanctuary for outdoor enjoyment and green-thumb pursuits.

Ideally situated within a tranquil estate on the outskirts of Cheadle, yet conveniently within walking distance of essential amenities, this property presents an enticing blend of serenity and accessibility. Whether you're seeking a peaceful retreat or an exciting renovation project, this bungalow caters to a diverse range of discerning buyers, poised to transform it into their dream home.



The Accommodation Comprises

Entrance Hall

2'11" x 6'3" (0.89m x 1.91m)

On entry via a composite front entrance door.

Lounge

14'8" x 16'1" (max) reducing to 10'6" (4.47m x 4.90m (max) reducing to 3.20m)

Step into the inviting lounge, adorned with a Mahogany Adam-style fireplace featuring a marble inset and hearth, complemented by a coal effect fitted gas fire that exudes warmth and charm. Enhanced by a UPVC double-glazed patio door, the lounge seamlessly connects to a paved patio and the front garden, inviting natural light and picturesque views indoors.

For added comfort and convenience, a radiator ensures cosy temperatures while a built-in cupboard houses a wall-mounted Worcester Bosch gas combination boiler, offering efficient heating solutions and practical storage solutions.

Kitchen

11'10" x 14'11" (3.61m x 4.27m/3.35m)

Step into the heart of the home – the kitchen – featuring a generous array of medium brown oak units adorned with elegant brass handles. The light cream-colored work surfaces add a touch of brightness to the space, creating an inviting atmosphere. Adorned with tiled splashbacks that seamlessly continue across the walls, the kitchen boasts both practicality and aesthetic appeal. The room offers ample space for a freestanding cooker, with an extractor hood positioned above. Plumbing for an automatic washing machine adds to the convenience of daily chores.

Designed with modern living in mind, the kitchen provides ample space for a dining table, perfect for gatherings. Natural light floods the room through two UPVC windows, and a radiator ensures comfort.

Inner Hall

8'0" x 3'5" (2.44m x 1.04m)

Bedroom One

12'1" x 10'6" (3.68m x 3.20m)

A double room boasts a UPVC window that floods the space with natural light, complete with a radiator.

Bedroom Two

8'1" x 10'0" (2.46m x 3.05m)

A versatile space featuring a built-in cupboard, this room offers ample storage solutions for keeping your belongings organised and easily accessible. Equipped with a pedestal wash hand basin, it provides added functionality and convenience for your daily routines. A single radiator and UPVC window fill the room with natural light. Whether used as a cosy bedroom or a versatile dining room/ home office, bedroom two offers flexibility and comfort to suit your lifestyle needs.

Bedroom Three

8'2" x 10'0" (2.49m x 3.05m)

With single radiator and UPVC window.

Bathroom

6'0" x 5'5" (1.83m x 1.65m)

Step into the thoughtfully adapted bathroom, catering to the needs of individuals requiring accessibility and designed with practicality in mind. The bathroom features a shower cabinet with folding doors and rails, accompanied by a Mira electric shower, ensuring ease of use and safety for elderly individuals.

Completing the functionality of the space is a wash hand basin with a mixer tap and a low flush WC. A chrome towel radiator, part tiled walls and a double-glazed window complete the room.

Outside

Nestled within a tranquil corner plot of a well-established residential estate, this bungalow offers a peaceful retreat surrounded by comparable properties. Welcoming you with a driveway providing space for two vehicles and granting access to a detached garage.

Step through the gated pedestrian access into the rear garden, crafted for both ease of maintenance and aesthetic appeal. Predominantly paved, with a gravel area featuring charming stepping stones, this outdoor space is adorned with established borders bursting with vibrant shrubbery.

Echoing the tranquility of the rear garden, the front of the property mirrors its allure, boasting a paved foregarden bordered by areas awaiting your green-fingered touch. Despite its untamed beauty, the front garden holds the

promise of becoming a charming and inviting setting, adding to the overall appeal of this delightful bungalow.

With its harmonious blend of practicality and beauty, both the front and rear gardens of this property offer enchanting spaces to unwind, entertain, and cultivate cherished memories for years to come.

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

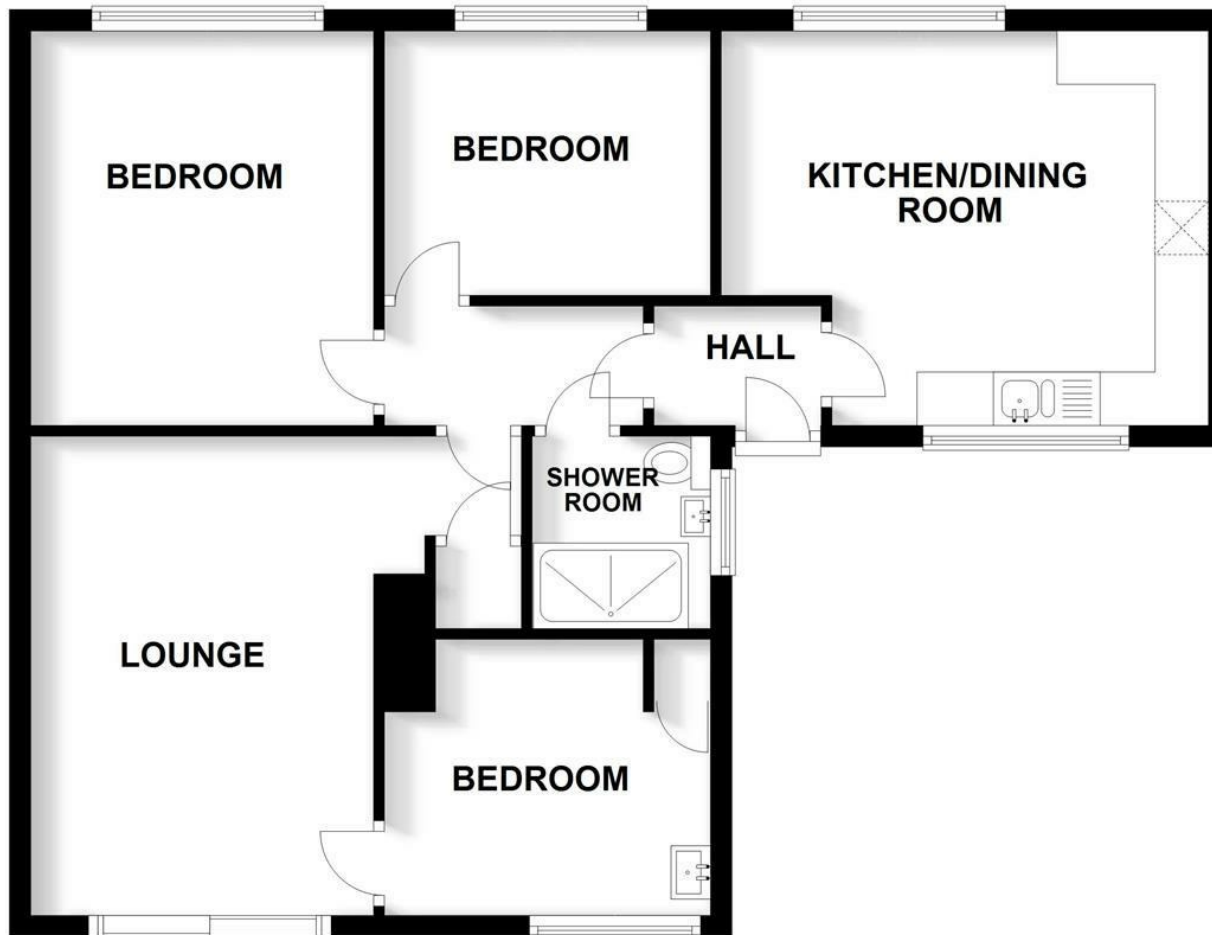
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





GROUND FLOOR

APPROX. 753.1 SQ. FEET



TOTAL AREA: APPROX. 753.1 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		85
(81-91) B		
(69-80) C		67
(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 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		

