



**8 Highfield Avenue, Cheadle, Staffordshire ST10 1JW**  
**Price guide £269,950**



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

What an incredible opportunity awaits for those considering downsizing to a single-level property, yet still desiring generous outdoor space. Situated in a highly desirable location with easy access to Cheadle's Market Town, boasting a plethora of local shops, medical facilities, and convenient commuter links for those with journeys further afield.

The layout briefly comprises an inviting entrance hall leading into a stylish, recently installed galleried kitchen complete with built-in appliances, complemented by a convenient utility room nearby. A generously proportioned lounge, featuring a striking marble fireplace, offers ample space for both relaxation and potential dining arrangements. Moving through the inner passage reveals the sleeping quarters, consisting of two bedrooms and a contemporary shower room.

Externally, the property boasts a spacious, level plot, featuring a tarmac driveway at the front providing access to an attached storage room, alongside a charming gravel garden adorned with decorative shrubbery. The rear garden, predominantly paved, offers an inviting space for outdoor leisure, surrounded by beautifully stocked flower borders—perfect for enjoying a tranquil morning coffee or a relaxing evening glass of wine.



## **The Accommodation Comprises**

### **Entrance Hall**

3'5" x 6'10" (1.04m x 2.08m )

On entrance via a UPVC front entrance door, radiator and a feature round leaded window.

### **Newly Fitted Kitchen**

9'8" x 6'9" (2.95m x 2.06m)

Having been recently installed the shaker style kitchen offers a great range of high and low level fitted units providing ample granite work surfaces over. An inset sink unit with mixer tap sits underneath the UPVC window overlooking the side elevation. Built in appliances offer a Bosch eye level oven, grill and ceramic hob, extractor hood over and integrated fridge. There are complimentary tiled splash backs along with a rear entrance door opening out to the garden.

### **Spacious Lounge/ Dining Area**

19'2" (into bay) x 12'10" (5.84m (into bay) x 3.91m )

The lounge is good sized having a marble feature fireplace with coal effect living flame fitted gas fire and recessed ornamental alcoves. There are two UPVC leaded windows to the side elevation along with feature bay window which could provide the perfect place for a small dining table if needed.

### **Utility Room**

8'9" x 7'0" (2.67m x 2.13m )

Handy for coat and bag storage along with enough space to house freestanding appliances. The room has plumbing for an automatic washing machine and UPVC courtesy door and side panel.

### **Inner Passage**

Access to the roof void.

### **Bedroom One**

12'11" x 9'4" (3.94m x 2.84m )

An excellent range of built in wardrobes and drawers, a double radiator and a UPVC window.

### **Bedroom Two**

10'2" x 10'4" (3.10m x 3.15m )

The second bedroom is also a double in size having built in fitted wardrobes and drawers. There is a side UPVC window and patio doors opening out onto the rear garden.

### **Shower Room**

6'10" x 5'10" (2.08m x 1.78m)

A corner shower cubicle having plumbed in shower, pedestal wash hand basin and low flush WC. The room has the benefit of a chrome towel rail, tiled walls and flooring, inset spot lighting and a privacy UPVC window.

### **Outside**

To the front of the property a driveway provides off road parking and access to the ATTACHED STOREROOM (7'9" x 7'7") which has been split into two to provide a storage area opposed to a vehicle. Alongside the driveway there is a gravel frontage decorated with small trees and shrubbery.

A paved walkway flows from the front of the bungalow leading around to the side whereby pedestrian access takes you through into the rear garden. Having been mainly paved for ease of maintenance the garden provides a private setting with raised flower borders for greenery and content all enclosed by timber panel fencing and hedging.

### **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING (Provided by a Worcester Bosch Combination Boiler) 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.

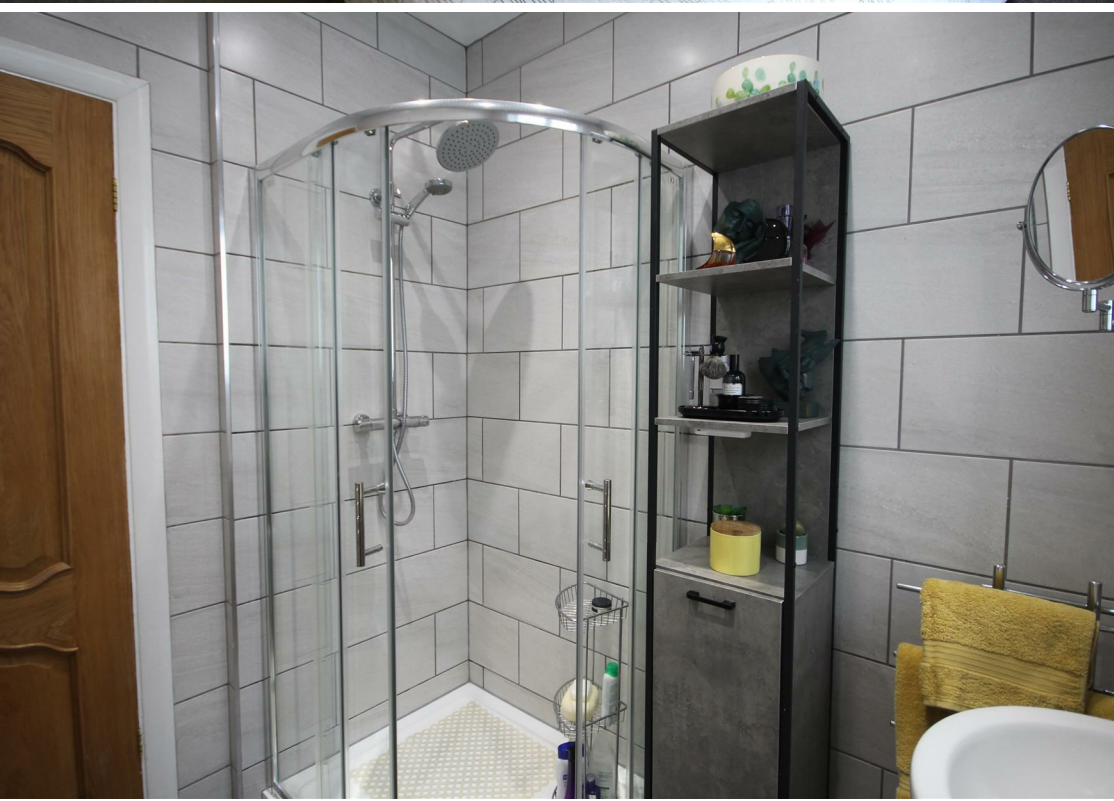
### **Mortgage**

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**

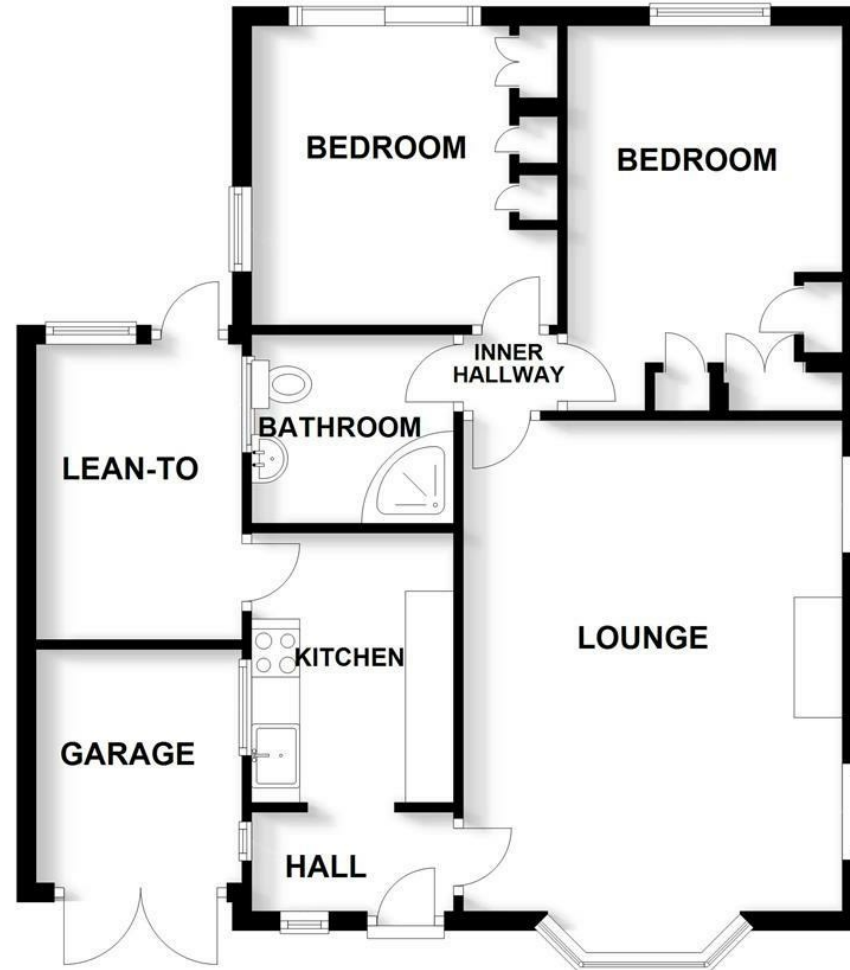
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





# GROUND FLOOR

APPROX. 745.6 SQ. FEET



TOTAL AREA: APPROX. 745.6 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		

