



5 Cayley Place, Meir Park, Stoke-on-Trent ST3 7QY
Offers around £350,000



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

Introducing an inviting detached bungalow, now available with no upward chain, presenting spacious single-level living. Step into a welcoming entrance hall leading to a kitchen/dining area adorned with cream and brown units, well-maintained but ripe for customisation. The cosy lounge boasts a mahogany fireplace with an electric fire, framed by a large bay window offering ample natural light.

An inner hall guides you to three bedrooms, including a master with its own ensuite, while the versatile second bedroom lends itself to various purposes, whether as an extra reception room or a dining area. In addition there is a separate bathroom.

Outside, nestled within a sought-after residential estate, the bungalow enjoys a peaceful position at the end of a quiet cul-de-sac, bordering a delightful green space. The property features a tarmac driveway accommodating two vehicles, leading to an attached double garage for added convenience. The spacious rear garden offers a serene retreat, featuring a neatly manicured lawn, paved patio, and a charming summer house.

Conveniently located in Meir Park, residents enjoy easy access to major supermarkets, local shops, and eateries. Moreover, its proximity to the A50 Stoke-Derby Link Road and the M6 Network ensures seamless travel for commuters and explorers alike. Don't miss this opportunity to embrace comfortable and convenient living in a desirable locale.



The Accommodation Comprises

Entrance Hall

4'7" x 5'6" (1.40m x 1.68m)

Step into this charming bungalow through a welcoming UPVC door, ushering you into a bright and airy entrance hall with radiator.

Kitchen/ Dining Area

13'3" x 11'6" (4.04m x 3.51m)

The kitchen/dining area boasts a stylish cream fitted kitchen complemented by elegant brown countertops. Featuring an inset stainless steel sink unit, built-in oven with an electric hob, and an extractor hood overhead. Accented with part tiled walls, the room offers practical amenities including plumbing for an automatic washing machine and a vent for a tumble dryer. Enjoy the comfort provided by a radiator, while natural light streams in through three UPVC windows and a side entrance, illuminating the space.

Lounge

17'3" x 11'6" (5.26m x 3.51m)

Step into the spacious lounge, adorned with a majestic mahogany fire surround, complete with a marble inset and hearth, creating a focal point of timeless elegance. The cozy ambiance is enhanced by the warmth of an electric fire. Two radiators, while a leaded bay window invites natural light.

Inner Hall

The inner hall reveals an airing cupboard housing a hot water cylinder, ensuring a steady supply of warmth and comfort throughout the home. Additionally, a built-in storage cupboard offers practical storage solutions.

Master Bedroom

9'11" x 11'5" (3.02m x 3.48m)

This inviting space features a built-in wardrobe with mirror doors, offering ample storage while a radiator ensures warmth. A UPVC window welcomes in natural light.

En-Suite Bathroom

10'11" x 8'0" (3.33m x 2.44m)

Step into the elegant bathroom with a bathtub paired with a classic pedestal wash hand basin and a low flush WC. Enhanced by a radiator, this bathroom has part tiled walls and two UPVC windows.

Bedroom Two

9'11" x 9'1" (3.02m x 2.77m)

Offering a versatile space ideal for various needs. Complete with a convenient built-in wardrobe, this room ensures ample storage for your belongings. Finished with a radiator and UPVC window.

Bedroom Three/ Dining Room

9'11" x 8'11" (3.02m x 2.72m)

Currently repurposed as a dining room, presents a flexible space tailored to your lifestyle needs. Equipped with a wardrobe for added storage convenience, this room seamlessly transitions between dining and living areas, offering versatility for entertaining or daily living. With radiator and UPVC window.

Shower Room

6'9" x 5'4" (2.06m x 1.63m)

Step into the shower room, designed for convenience and style. Featuring a corner shower unit with a Mira shower, a wash hand basin with a vanity unit underneath adds practicality, providing storage for toiletries and essentials. The low flush WC contributes to suite. A radiator ensures comfort, while tiled walls and flooring lend a touch of sophistication and ease of maintenance. Natural light streams in through a UPVC window.

Outside

Nestled within a sought-after residential estate, this charming property enjoys a tranquil setting within a small, quiet cul-de-sac. Positioned at the top corner, it enjoys privacy and a picturesque backdrop of open greenery, providing a serene and secluded atmosphere.

Approaching the property, a tarmac driveway welcomes you, offering ample parking space and convenient access to the double garage, ensuring effortless arrivals and departures. The front garden is adorned with a delightful array of pretty flowers and a decorative tree at its center, adding a touch of charm and character to the exterior.

Step into the meticulously maintained rear garden, enclosed by established hedging, offering a private retreat for outdoor enjoyment. Paved patio areas and pathways provide inviting spaces for al fresco dining and relaxation. Completing the outdoor experience is an additional Summerhouse, providing

a cosy sanctuary for leisurely afternoons. Embrace the beauty and tranquility of outdoor living in this impeccably landscaped haven.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

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