



1 Aynsley Close, Cheadle, Staffordshire ST10 1DP
Price guide £285,000



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

Located in the heart of Cheadle's popular residential estate, this well-presented extended detached family home awaits. As you step inside, you're greeted by an inviting entrance hall, complete with a convenient downstairs toilet. The hall leads into a spacious lounge, boasting a stunning Adam-style multi-fuel fireplace, perfect for those cosy evenings. Adjacent to the lounge, you'll find a dining room which forms part of the properties extension, offering an ideal space for entertaining guests or enjoying family meals. The kitchen is equipped with white shaker units, providing a practical and functional space. Combined with the utility room, it ensures seamless meal preparation and efficient handling of household chores. Heading upstairs, you'll discover four comfortable bedrooms, each providing a peaceful retreat for family members or guests. A versatile family bathroom completes the first floor, catering to the needs of the household.

Set on a substantial corner plot, this property offers generous outdoor space. The front garden features a gravel frontage with a paved path leading to the front door, enhanced by established hedgerows that provide privacy. A charming rockery adds a touch of elegance, creating a welcoming and picturesque setting for both residents and visitors. The low-maintenance rear garden includes paved patio seating areas that stretch across the back and side of the property, bordered by bedding plants and greenery. Side access provides ample parking space and leads to a detached garage.



Accommodation Compromises

Entrance Hall

14'6 x 3'8 (4.42m x 1.12m)

A UPVC double glazed door welcomes you into the entrance hall, with cushion flooring for durability and a radiator for comfort with easy access to the downstairs cloakroom.

Reception Room

7'9 x 7'2 (2.36m x 2.18m)

This reception room is a versatile space suitable for setting up a home office or creating a cosy family snug area. It features laminate flooring, which is both stylish and easy to maintain. A UPVC window allows natural light to fill the room with a double radiator, ensuring warmth and comfort.

Lounge

21'11 x 10'10 (6.68m x 3.30m)

The lounge is a charming and inviting space, highlighted by a generous UPVC double glazed window that floods the room with natural light. The focal point of the lounge is an Adam Style Fireplace, featuring a multi-fuel burner that adds warmth and ambiance. The fireplace boasts a stone surround and a marble insert, enhancing the room's elegance. The lounge is completed with Karndean flooring, which is both high-quality and adding to the room's appeal, making it the central hub of the home.

Dining room

9'3 x 9'9 (2.82m x 2.97m)

Upon entry through the double wooden and glass doors, you are greeted by a space perfect for entertaining the whole family. The room features a tiled floor, which is both stylish and easy to clean, and a UPVC window that allows ample natural light to brighten the area. French doors lead out to the rear garden, seamlessly blending indoor and outdoor living and providing easy access to the garden for additional entertaining space.

Downstairs Cloakroom

6'4 x 2'6 (1.93m x 0.76m)

Stepping down into this room, you will find a practical and well-appointed space featuring a tiled floor, which is easy to maintain and clean. The room includes a modern chrome towel radiator, adding both functionality and a contemporary touch. There is a wash hand basin and a low flush WC, ensuring convenience and efficiency. A small privacy window allows natural light to enter while maintaining ones privacy. Additionally, the room benefits from an under-stairs storage cupboard, providing valuable storage space for household items.

Kitchen

7'7 x 7'6 (2.31m x 2.29m)

This fully equipped kitchen is both functional and practical, featuring a

durable and easy-to-clean tiled floor. The kitchen boasts fitted white units that provide ample storage space and extensive work surfaces, perfect for meal preparation. It includes a built-in double oven and a four-ring gas hob, catering to all your cooking needs. Additionally, there is space for a plumbed-in dishwasher, and the room includes two integrated fridges, offering plenty of storage for all the family.

Utility Room

7'1 x 6'11 (2.16m x 2.11m)

This practical room features a UPVC rear entrance door and window, allowing natural light to fill the space and providing convenient access to the outdoors. It offers space for plumbing for an automatic washing machine and a vent for a tumble dryer, making it ideal for those daily laundry tasks. The room is enhanced by fully tiled walls, which are easy to clean and maintain. A Worcester wall-mounted gas central heating boiler ensures efficient heating. Additionally, the room includes a small sink and further kitchen units, adding extra functionality and storage.

Landing

This space features a privacy window that allows natural light while maintaining discretion and provides access to all rooms, including the newly boarded loft area,

Bedroom one

10.11 x 10.11 (3.05m.3.35m x 3.05m.3.35m)

A spacious double room featuring a single radiator to ensure comfort and warmth. A large UPVC window allows plenty of natural light to brighten the space. The room also includes built-in wardrobes, providing ample storage and helping to keep the area organized and clutter-free.

Bedroom two

10.09 x 9.08 (3.05m.2.74m x 2.74m.2.44m)

Bedroom two mirrors the design and functionality of bedroom one, presenting another inviting double room tailored to meet your needs. The built-in wardrobes offer extensive storage space, catering to all your organization requirements while maintaining a clutter-free environment. Spot lighting fixtures adorn the ceiling, infusing the room with a contemporary ambiance and a window to enhance the flow of natural light.

Bedroom Three

11.04 x 6.08 (3.35m.1.22m x 1.83m.2.44m)

Having a velux style single room with a large UPVC window offering a light and airy space complete with a double radiator to create that warm and cosy feel needed for a bedroom.

Bedrrom Four

7'10 x 8'03 (2.39m x 2.51m)

This is a versatile space that can easily adapt to various needs, making it suitable for use either a home office or if need an extra cosy

bedroom. It features a small radiator, ensuring comfort during the colder seasons. A UPVC window allows natural light to fill the room, creating a bright and inviting atmosphere conducive to productivity or relaxation

Family Bathroom

7.08 x 4.07 (2.13m.2.44m x 1.22m.2.13m)

The bathroom offers fully tiled walls and a panel in bath with a mixer tap and shower spray over. It also includes a Mira electric shower with a glass screen for added convenience. Laminate flooring and spotlights provide a modern touch, while a chrome towel radiator ensures creates both style and warmth. A low flush WC and wash hand basin complete with a vanity unit offer functionality and storage space.

Outside

This property is situated on a desirable corner plot and boasts both front and rear gardens, perfect for outdoor living. A paved pathway leads to the inviting front entrance. The front garden features a gravel area framed by mature hedgerows, offering both privacy and natural beauty. A charming rockery adds an attractive landscaping element to the space.

The rear of the property features a low-maintenance paved garden, ideal for enjoying the sun in the comfortable seating areas. Raised flower beds and potted plants add a touch of greenery. Convenient gated access from the side road leads to a driveway and parking area, as well as a detached garage with a metal up-and-over door.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

The property is equipped with solar panels, which provide a financial return.

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.







GARAGE

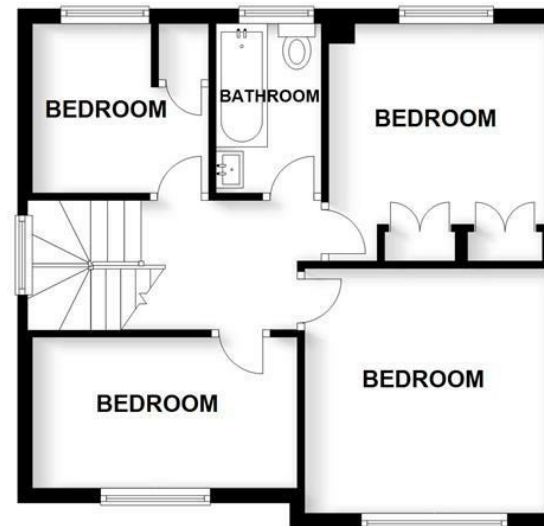
GROUND FLOOR

APPROX. 792.3 SQ. FEET



FIRST FLOOR

APPROX. 489.2 SQ. FEET



TOTAL AREA: APPROX. 1281.5 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		86
(81-91) B		
(69-80) C	76	
(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		
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