



1 Trent Close, Cheadle, Staffordshire ST10 1QU
Offers around £229,950



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

Discover the potential of this extended semi-detached house, perfectly positioned on a generous corner plot. Offering expansive accommodation and a wealth of outdoor space, this property is an exceptional find. With its spacious gardens and extra parking, it surpasses many comparable homes in the area. This house is ready for transformation, providing a blank canvas for you to create your dream home. The ground floor boasts an inviting entrance hall, a lounge with a charming marble fireplace, a versatile reception room, a kitchen/dining area, a utility room, and a convenient cloakroom. Upstairs, the large master bedroom features a dressing room and an en-suite (plumbing is in place, awaiting your finishing touch). Additionally, there are three more well-proportioned bedrooms and a bathroom that offers scope for modernisation. Externally, this property excels with its ample parking space and beautifully established lawned gardens that wrap around the sides and front. Imagine the possibilities of outdoor entertaining and relaxation in these lush surroundings. The property is situated on the outskirts of Cheadle Town Centre in the highly sought-after original Rakeway Estate. Enjoy nearby countryside perfect scenic strolls into town. This generally quiet estate benefits from being on a bus route, making it easily accessible. You'll find popular schools, recreational amenities, supermarkets, and the high street all conveniently close by. This home is brimming with potential and awaits your personal touch. Don't miss the opportunity to view and envision how you can make it uniquely yours. Call now to arrange a viewing and take the first step toward creating your perfect living space.



The Accommodation Comprises

Entrance Hall

11'0" x 5'8" (3.35m x 1.73m)

The entrance hall features a UPVC door, a side window, and a radiator, providing a welcoming and bright entryway.

Lounge

14'1" x 12'10" (4.29m x 3.91m)

The lounge features an Adam-style fireplace with a marble inset and hearth, a radiator, a UPVC bay window, a side patio door leading to the garden, and inset spotlighting, creating a cosy and well-lit living space.

Reception Room

12'11" x 12'11" (3.94m x 3.94m)

The reception room offers versatile usage options, featuring laminate flooring, a radiator, and a window, making it a flexible and functional space.

Kitchen/ Dining Area

9'11" (max) x 19'0" (3.02m (max) x 5.79m)

The kitchen/dining area boasts a sleek black gloss kitchen with high and low-level units, complemented by granite-style work surfaces. It includes a Belling 6-hob gas range with two ovens and a grill, and an inset stainless steel sink unit with a mixer tap beneath a UPVC window. Additional features include tiled splash-backs, a tiled floor, and a dining area with ample space for a table and patio doors leading outside, perfect for indoor-outdoor dining and entertaining. The room is finished off with a radiator and under stairs storage cupboard off.

Utility Room

7'4" x 9'7" (2.24m x 2.92m)

The utility room is equipped with an inset stainless steel sink bowl featuring a mixer tap, maple wood-effect kitchen units with contrasting blue work surfaces above, and a UPVC window that fills the space with natural light. Its tiled floor adds practicality and style, while a UPVC door provides convenient access. Plumbing for an automatic washing machine is readily available, and a built-in cupboard offers additional storage space, making this room both functional and efficient.

Cloakroom

5'1" x 2'10" (1.55m x 0.86m)

A handy downstairs cloakroom offers a low flush WC., radiator, UPVC window and tiled floor.

First Floor

Stairs from the Entrance Hall lead up to:

Landing

Where there is access to the roof void and a built in storage cupboard off.

Bedroom One

16'4" x 12'10" (4.98m x 3.91m)

Bedroom one offers a comfortable retreat, featuring a UPVC window that fills the room with natural light and a radiator for added comfort. Adding character to the space, two stained glass feature windows contribute to its unique charm. Inset spotlighting provides a warm ambiance, while double doors lead into a...

Dressing Room

5'1" x 6'3" (1.55m x 1.91m)

Beyond the double doors lies a dressing room adorned with convenient rails and shelving, offering ample storage space for clothing and accessories. Complete with a radiator for added comfort.

Potential En-Suite

5'1" x 5'3" (1.55m x 1.60m)

The en-suite, although awaiting final fittings, is equipped with essential first-fix plumbing for a shower. It also features a wash hand basin, adding convenience to the space. A chrome towel radiator ensures warmth and comfort, while inset spotlighting illuminates the room. Natural light filters in through the UPVC window.

Bedroom Two

8'6" x 12'7" (max) (2.59m x 3.84m (max))

A comfortable bedroom space with the convenience of a built-in wardrobe and shelving, providing ample storage options. A radiator, a UPVC window and the addition of laminate flooring adds a touch of modernity and easy maintenance to the space.

Bedroom Three

12'11" x 10'7" (3.94m x 3.23m)

Offering laminate flooring, offering a modern and easy-to-maintain surface. A radiator and window.

Bedroom Four

7'5" x 8'2" (2.26m x 2.49m)

With radiator and UPVC window.

Bathroom

5'5" x 8'2" (1.65m x 2.49m)

The bathroom features a classic white suite, complete with a

panelled-in bath, a pedestal wash hand basin, and a low flush WC, ensuring both style and functionality. Natural light floods the space through the UPVC window, while inset spotlighting adds a touch of ambiance

Outside

Externally, the property is set on a generous corner plot with sizable grounds adjacent to fields across the road, providing a serene and picturesque setting. The property is accessed from the rear, offering ample parking space for multiple vehicles. A spacious lawn extends from the side to the front of the property, creating an inviting outdoor space. An established hedgerow forms the boundary, adding privacy and enhancing the property's charm.

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.





