



**10 Meakin Close, Cheadle, Staffordshire ST10 1DR**  
**Offers around £259,950**



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

We are excited to present this charming detached house, perfectly situated in a peaceful cul-de-sac. This property offers an ideal blend of tranquility and convenience, with easy access to local schools, the Master Potter Public House, and the bustling High Street. Nature enthusiasts will appreciate the proximity to the countryside, perfect for dog walking and outdoor activities. Step inside to find an inviting entrance porch leading to a guest cloakroom. The expansive lounge/dining area is bathed in natural light, thanks to patio doors that open onto the private rear garden. The well-appointed kitchen, equipped with built-in appliances, is just off the dining area, ensuring a smooth flow for daily living. An additional utility room adds convenience and extra storage. A delightful conservatory has been added to the property, providing an inviting space that seamlessly connects the indoors with the outdoors. Upstairs, you will find three well-sized bedrooms. The two double bedrooms feature built-in wardrobes, offering ample storage space, while the single bedroom is perfect for a child's room or a home office. The modern family bathroom has been completely updated to provide a luxurious retreat. Outside, the property boasts a generous tarmac frontage, offering ample parking space for multiple vehicles. The fully enclosed rear garden is a private oasis, featuring a lush lawn, a patio area for outdoor dining, and established planted borders that add to the serene ambience. The attached garage, with power and lighting, provides further parking and storage options. This home has been meticulously maintained and upgraded over the years. Recent improvements include new windows and doors, a new electric garage door, a new conservatory roof, a new combination boiler, and a fully updated bathroom. Every detail has been carefully considered to provide a comfortable, modern living experience.



### **Entrance Porch**

Welcoming entrance space designed to keep the elements at bay. This practical area provides ample storage for coats and shoes and includes easy access to the adjacent guest WC.

### **Cloakroom**

suite (suite)

Having a low flush WC and wash hand basin.

### **Lounge Area**

14'1" x 11'10" (4.29m x 3.61m )

A comfortable and inviting living space, perfect for relaxation and entertaining. The large front-facing window allows natural light to flood the room, creating a bright and airy atmosphere.

### **Dining Area**

10'6" x 10'6" (3.20m x 3.20m)

Ideally situated next to the kitchen, this spacious dining area comfortably accommodates a family-sized dining table. It seamlessly connects to both the lounge and the adjoining conservatory, making it perfect for hosting gatherings.

### **Kitchen**

10'6" x 8'8" (3.20m x 2.64m)

While modest in size, the kitchen offers excellent potential for expansion into the dining area or adjacent utility space. Equipped with ample storage units, it includes space and plumbing for an under-counter fridge, dishwasher, freezer, double oven, and inset gas hob.

### **Utility Room**

12'10" x 5'11" (3.91m x 1.80m)

This practical addition provides extra storage space and convenient access to the rear garden. It includes space and plumbing for a washing machine, dryer, and freestanding fridge freezer, along with additional storage units, work surfaces, and shelving.

### **Conservatory**

9'4" x 7'5" (2.84m x 2.26m)

Accessible from the dining area and opening onto the rear garden, the conservatory adds a charming extra reception room to the home. It features power and lighting, creating a versatile space for relaxation and enjoyment.

### **First Floor**

Stairs from the Entrance Hall rise up to the:

### **Landing**

Access to all bedrooms.

### **Bedroom One**

12'2" x 11'2" (3.71m x 3.40m )

A spacious double bedroom featuring built-in wardrobes that maximise the available space. There's plenty of room for a full range of bedroom furniture without compromising on comfort.

### **Bedroom Two**

11'2" x 8'8" (3.40m x 2.64m )

Another generous double bedroom, also equipped with built-in wardrobes, offering ample storage and space for additional furnishings.

### **Bedroom Three**

8'6" x 8'4" (2.59m x 2.54m)

This well-sized third bedroom includes a useful storage alcove that can easily be converted into a wardrobe, making it a versatile space for various needs.

### **Bathroom**

Recently updated by the current owners, this modern bathroom features a 'P' shaped bath with an overhead shower and screen, a vanity washbasin, a toilet, and a chrome towel heater. The floor-to-ceiling stone grey tiles add a stylish and contemporary touch.

### **Outside**

The property is nestled in a tranquil cul-de-sac, approached via a tarmac driveway that spans the front of the house, offering ample parking space and access to a single garage. The fully enclosed rear garden is a private oasis, featuring a paved patio area directly accessible from the rear entrance and conservatory—ideal for outdoor seating and entertaining. A charming step up leads to a lawned garden, beautifully accented with picket fencing and flower borders, creating a picturesque and serene setting.

### **Garage**

The single garage is equipped with power, lighting, and an

electric roller door with fob access, providing secure and convenient parking or additional storage space.

### **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.

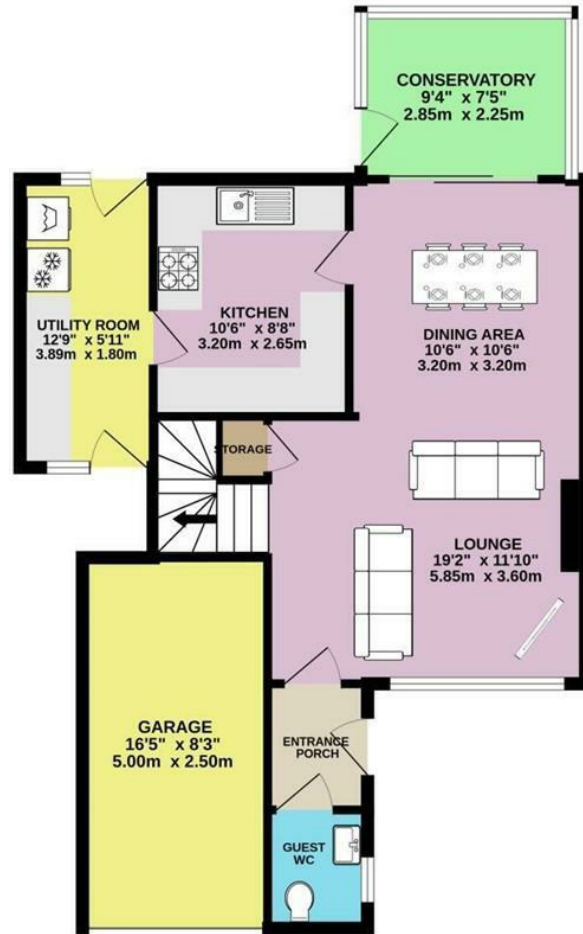
### **Agents Note**

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.

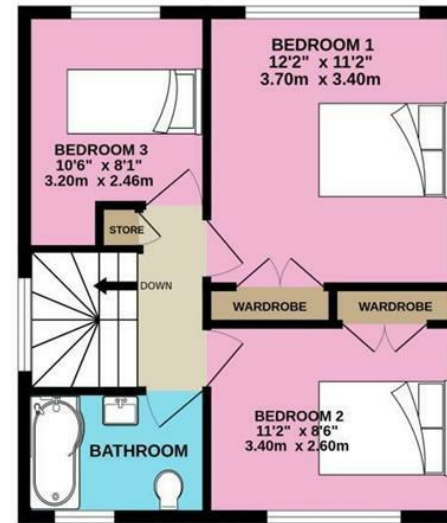




GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <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		
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