



**64 Leek Road, Cheadle, Staffordshire ST10 1JH**  
**Price guide £90,000**



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

Situated within a non-estate location just a short stroll from Cheadle High Street, this mid-terraced house on Leek Road presents a prime opportunity for renovation and personalisation. While it requires substantial updating and modernisation throughout, it holds immense potential to be transformed into a charming home for a first-time buyer with vision, a downsizer seeking a manageable project, or an investor looking to capitalise on the rental market.

The ground floor features a lounge with a feature fireplace, a kitchen equipped with basic units, and a rear entrance hall leading to a shower room. Upstairs, there are two bedrooms awaiting refurbishment.

It's important to note that the property currently lacks central heating, highlighting that the refurbishment required goes beyond cosmetic enhancements.

Outside, a pavement forecourt offers convenient parking on a first-come, first-served basis. To the rear, a shared garden includes a brick outbuilding ideal for storage.

This property represents a promising opportunity for those willing to undertake a renovation project to create a personalised and potentially lucrative living space in a desirable location.



## **Accommodation Comprimises**

### **Lounge**

12'1" x 11'10" (3.68m x 3.61m)

The front entrance door opens into the lounge area, which features a mahogany Adam-style fireplace with a tiled inset and hearth, a coal-effect fitted gas fire, and a UPVC double-glazed window.

### **Kitchen**

8'10 x 11'10

The kitchen is equipped with an inset stainless steel sink and base cupboards. This space offers a range of built-in high and low-level units, providing ample work surfaces. Additionally, it includes plumbing for an automatic washing machine, part-tiled walls, and a UPVC double-glazed window for natural light.

### **Rear Passage**

2'8" x 3'3" (0.81m x 0.99m)

Having a built in storage cupboard off.

### **Shower Room**

4'11" x 5'1" (1.50m x 1.55m)

The bathroom is complete with a shower cubicle featuring an electric shower, a pedestal wash hand basin with a mixer tap, a low flush WC, fully tiled walls, and two UPVC double-glazed windows for ample natural light.

### **Bedroom One**

12'0" x 11'9" (3.66m x 3.58m)

Featuring a gas wall heater and a UPVC window.

### **Bedroom Two**

9'8" x 9'7" (2.95m x 2.92m)

There's a UPVC window and a useful storage cupboard nearby, which houses a wall-mounted gas boiler supplying domestic hot water.

### **Outside**

At the front, there's a pavement forecourt. Towards the rear of the property, there's a shared garden featuring a brick and tiled outbuilding.

## **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**

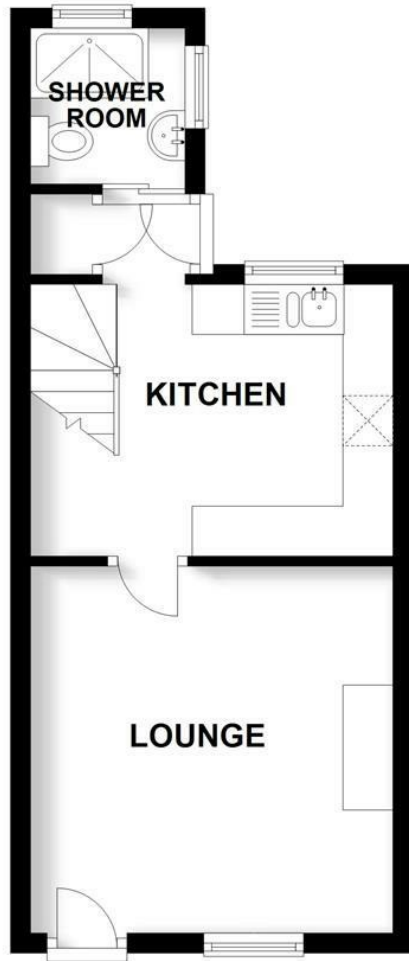
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





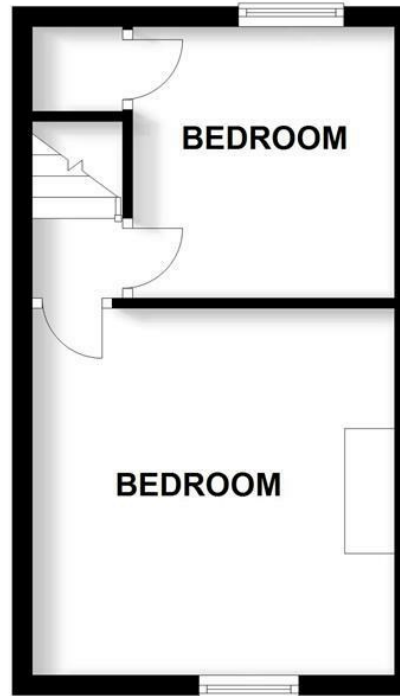
## GROUND FLOOR

APPROX. 296.2 SQ. FEET



## FIRST FLOOR

APPROX. 253.4 SQ. FEET



TOTAL AREA: APPROX. 549.6 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		93
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		

