



70 Ness Grove, Cheadle, Staffordshire ST10 1TE
Offers around £159,950



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

Charming Semi-Detached House with Renovation Potential!

This semi-detached house, nestled within a popular estate on the outskirts of town, offers an exciting opportunity for those looking to create their dream starter home. While it may require some renovation work, this property holds immense potential and can be transformed into a cosy and comfortable living space.

As you approach, you'll be greeted by an inviting entrance porch featuring a beautiful side circle window that bathes the space in natural light. Inside, the spacious lounge awaits, complete with a unique spiral staircase. This room offers a blank canvas for your creative ideas, providing ample room for customisation. Whether you envision a cosy retreat or a vibrant living area with space for dining, this room is ready for your personal touch. The kitchen, stretching across the width of the property and located at the rear, showcases charming white cottage-style units. With a vision and a bit of renovation, you can design your dream kitchen, fully equipped with modern conveniences. Plus, the kitchen offers easy access to the rear garden, making it perfect for enjoying outdoor meals and entertaining guests.

Outside, the property boasts a side driveway, providing convenient parking space. A gate leads to a detached garage set back alongside the low-maintenance rear garden, offering not only parking but also valuable storage space for your belongings.

The front of the property features a lawned frontage, enhancing its curb appeal and providing a green space.

Don't miss this chance to turn this diamond in the rough into your ideal starter home. Located within easy reach of excellent schools and recreational amenities, this property offers both potential and convenience.



The Accommodation Comprises

Entrance Porch

3'8" x 2'11" (1.12m x 0.89m)

The entrance porch features a UPVC door and a unique side window in the shape of a circle, adding a touch of elegance to the facade.

Lounge

16'7" x 12'7" (5.05m x 3.84m)

The spacious lounge is highlighted by a striking feature spiral staircase and boasts a front UPVC window and door that seamlessly leads into the kitchen.

Kitchen

12'7" x 6'9" (3.84m x 2.06m)

The kitchen is adorned with white units featuring cottage-style doors, complemented by a sleek dark worktop that incorporates a stainless steel sink unit. The walls and floor are fully tiled, and there's a convenient rear entrance door leading to the backyard.

First Floor

Spiral staircase leading up to the:

Landing

Access to all rooms.

Bedroom One

12'8" x 8'6" (3.86m x 2.59m)

Bedroom one is illuminated by a UPVC window, allowing natural light to fill the space.

Bedroom Two

12'8" x 6'10" (3.86m x 2.08m)

Situated at the rear of the property and features a UPVC window.

Bathroom

7'6" x 4'9" (2.29m x 1.45m)

The bathroom is currently in a state of disrepair and requires further finishing off and attention. It includes a bath, a pedestal wash hand basin, and a low flush WC, The room has been fully tiled and offers a UPVC privacy window.

Outside

Outside, the front of the property features a side driveway with a well-maintained lawned frontage, providing convenient access to the front door. Additionally, there is gated access to the side, leading to a detached garage, and the rear garden has been thoughtfully paved for ease of maintenance.

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.

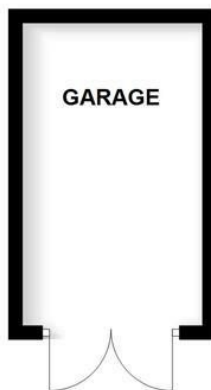
Agents Note

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.

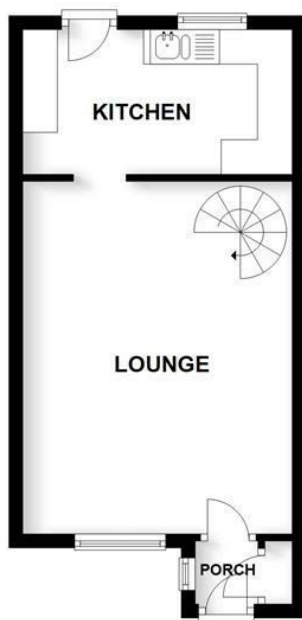




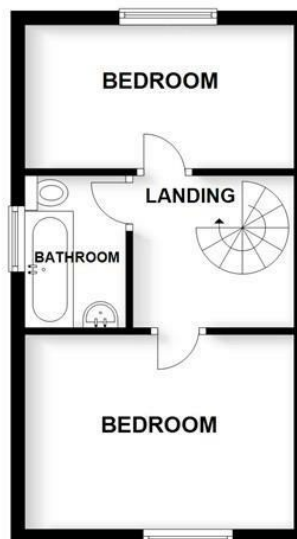
OUTBUILDING
APPROX. 122.3 SQ. FEET



GROUND FLOOR
APPROX. 320.1 SQ. FEET



FIRST FLOOR
APPROX. 308.2 SQ. FEET



TOTAL AREA: APPROX. 750.6 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		88
(81-91) B		
(69-80) C		69
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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