



**41 Queen Street, Cheadle, Staffordshire ST10 1BQ**  
**Offers around £119,950**



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

Kevin Fords are pleased to present a three-story mid-terraced house, ideally located just a short walk from the vibrant town centre and local shops. This charming property offers an array of delightful features, making it an ideal home for families or professionals seeking a convenient and comfortable lifestyle.

Upon entering, you'll be welcomed by a warm and inviting lounge, highlighted by a white Adam-style fireplace that adds an elegant touch. Adjacent to the lounge is a small yet practical kitchen, featuring a classic cream shaker design. The wooden-effect worktops provide a durable and aesthetically pleasing surface, creating a cosy atmosphere. The built-in appliances add convenience and enhance the kitchen's functionality.

On the first floor, you'll find a well-appointed bedroom, offering a tranquil retreat. The bathroom on this floor features a functional three-piece white suite.

The top floor boasts a landing area, a generously sized bedroom, and a smaller third bedroom that can serve as an office or nursery.

Externally, the rear yard offers a place where you can enjoy the outdoors in a peaceful setting, having shared pedestrian access.

Don't miss the opportunity to make this house your dream home, combining the joys of modern living with the charm of a terraced house. Contact us today to arrange a viewing at 01538 751133.



## The Accommodation Comprises

### Lounge

12'1" x 12'1" (3.68m x 3.68m )

Step into this perfectly square lounge featuring a stunning white Adam-style fireplace with a beautifully tiled inset and hearth, complemented by a radiator, UPVC window, and a stylish UPVC front entrance door.

### Fitted Kitchen

6'9" x 9'3" (2.06m x 2.82m )

A fitted cream shaker kitchen, boasting a small range of cupboards, elegant wooden effect worktops, and an inset stainless steel sink unit. This kitchen is complete with built-in appliances including an electric oven, Lamona gas hob, and a stainless steel extractor hood. With the added convenience of plumbing for an automatic washing machine, a UPVC window, and a rear entrance door, this kitchen combines both style and functionality seamlessly.

### First Floor

Having a UPVC window.

### Bedroom One

12'2" x 13'11" (3.71m x 4.24m)

Indulge in the comfort of a spacious double bedroom, featuring a radiator for cozy warmth and a UPVC window that fills the room with natural light, creating a serene and inviting atmosphere.

### Family Bathroom

6'10" x 5'0" (2.08m x 1.52m )

The family bathroom, equipped with a panel bath and mixer tap for a luxurious bathing experience. The room also features a pedestal wash hand basin and a low flush WC for added functionality. With partly tiled walls and a UPVC window, this bathroom effortlessly combines style and practicality for the whole family to enjoy.

### Second Floor

A small staircase leads up to a:

### Landing

With UPVC window and access to the roof void.

### Bedroom Two

12'4" x 13'11" (3.76m x 4.24m )

Another double room with radiator and UPVC window.

### Bedroom Three

9'11" x 5'5" (3.02m x 1.65m )

Having a built in cupboard, UPVC window and radiator.

### Outside

Perfectly positioned along a street just set back off the pavement, this delightful terrace is ideal for those seeking a larger than average starter/family home.

To the rear is small enclosed rear yard, providing a private outdoor space for relaxation and enjoyment. The yard is surrounded by walls, ensuring a sense of security and privacy. With a combination of a concrete and partly slabbed area for seating, you'll have the perfect spot to unwind and bask in the sunshine. The addition of a few potted plants adds a touch of nature, creating a tranquil and inviting atmosphere (although not inclusive in the sale).

### 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.





