



7 Silverstone Avenue, Cheadle, Staffordshire ST10 1DD
Offers around £185,000



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

Discover this extended semi-detached bungalow, featuring ample accommodation ready for your personal touch and further updates. This bungalow comes with no upward chain, facilitating a smooth and straightforward transaction.

As you step into the entrance porch you arrive at the kitchen, although in need of replacement, presents an excellent opportunity to install a modern and stylish kitchen to suit your taste. The expansive lounge, enjoys a traditional Adam-style fireplace and is the perfect room for relaxing or entertaining guests.

The inner hall leads to two comfortable bedrooms, and an extended room offers versatility as either an additional bedroom or a reception room. The bathroom, featuring a white three-piece suite, provides a solid foundation for any desired updates.

Outside, a tarmac driveway offers off-street parking and easy access to the attached garage, ensuring secure and convenient parking. The front of the property features a low-maintenance gravel area, while the rear garden, which needs some attention, includes a paved patio area, additional gravel sections, and secure fenced boundaries.

Don't miss out on this unique opportunity to create your dream home!



The Accommodation Comprises

Entrance Porch

3'2" x 8'6" (0.97m x 2.59m)

The entrance porch is UPVC double glazed and features a front entrance door.

Kitchen

11'4" x 8'4" (3.45m x 2.54m)

Requiring a complete replacement and installation of a new one, features a stainless steel sink with a mixer tap, a small range of built-in kitchen units with high-level cabinets above, part-tiled walls, a UPVC window, laminate flooring, and a small stained glass window serving as an internal feature between the kitchen and the lounge. Additionally, there is plumbing for a washing machine, enhancing the space's functionality.

Lounge

18'5" x 11'10" (5.61m x 3.61m)

The spacious lounge features an Adam-style fireplace with an electric fire, a single radiator, and a good-sized UPVC bay window overlooking the front elevation

Inner Passage

Having a handy built in storage cupboard off.

Bedroom One

9'10" x 11'3" (3.00m x 3.43m)

Features built-in wardrobes with an overhead storage cupboard, a radiator, and a UPVC window.

Bedroom Two

9'10" x 8'11" (3.00m x 2.72m)

Including a radiator and UPVC window.

Bedroom Three/ Reception Room

9'9" x 8'4" (2.97m x 2.54m)

This room is flexible for its purposes and can be used as either a bedroom or an extra reception room, features a UPVC sliding patio door, a radiator, and offers direct access to the garden.

Bathroom

5'7" x 5'5" (1.70m x 1.65m)

A white suite that includes a panel-in bath with a mixer tap and a Triton electric shower overhead, a pedestal wash hand basin, a low flush WC, a radiator, a UPVC window, and part-tiled walls.

Outside

The exterior features a tarmac driveway running alongside the bungalow, leading to an attached garage equipped with a metal up-and-over door, light and power, a side courtesy window, and a rear entrance door. The front boasts attractive golden gravel with an established shrub, adding a touch of greenery. The low-maintenance rear garden is partly paved and gravel, enclosed by secure fencing for privacy.

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.

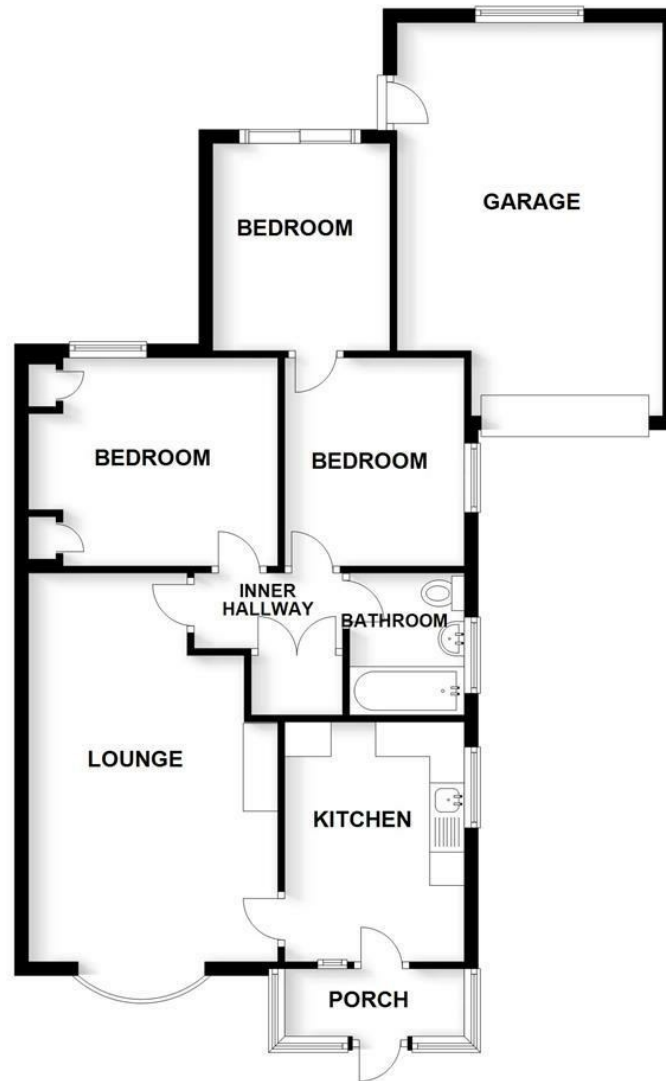
Agents Note

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. 945.7 SQ. FEET



TOTAL AREA: APPROX. 945.7 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		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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