



**2 Thorley Drive, Cheadle, Staffordshire ST10 1SA**  
**Asking price £222,000**



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



Discover this superbly upgraded semi-detached dwelling, transformed into a modern open-plan living space that's ready for immediate occupancy. Tastefully decorated throughout, the property requires no further work, allowing the new owners to move in seamlessly.

Internally, the accommodation features an entrance porch, a hall, and a spacious open-plan lounge, diner, and kitchen adorned with stylish cream gloss units. Upstairs, there are three bedrooms, with one benefiting from fitted wardrobes and furniture, while the third offers flexibility as a home office or nursery. The modern shower room completes the upper floor.

Outside, a resin parking area and driveway lead to an attached brick garage, providing convenient parking and storage. The highlight of the property is the enclosed rear garden, designed for entertaining and relaxation. It boasts a large raised deck with a bin store, steps leading to an artificial lawn with raised borders, a garden store, an enclosed summer house, and an inviting open sitting area illuminated with lighting.

Additional features include UPVC glazing and fascias, cavity wall insulation, and a combination gas boiler, ensuring comfort and efficiency throughout the year. This property offers a perfect blend of modern living and outdoor enjoyment, ideal for a discerning buyer seeking a move-in ready home.



## The Accommodation Comprises

### Entrance Porch

Enter via a stylish UPVC external door, complemented by a sleek slate-tiled floor. The space features a shelved storage cupboard and elegant paneled walls, adding both functionality and charm.

### Entrance Hall

Step into the welcoming entrance hall, featuring a durable laminate floor, a radiator with a convenient shelf above, and a part-glazed door leading to:

### Through Lounge/ Diner

20'9" x 13'0" (max) (6.32m x 3.96m (max))

This inviting lounge boasts two radiators, sleek laminate flooring, and modern ceiling downlighting. It includes a television point, a stylish display recess, and a convenient under-stairs storage area. The lounge offers open access to:

### Kitchen

7'9" x 7'1" (2.36m x 2.16m )

This modern kitchen features cream gloss cabinetry with matte chrome handles, paired with a striking dark work surface. The space includes a laminate floor, a UPVC external door, and an inset sink unit. Fully equipped with an integrated fridge, freezer, and dishwasher, it also boasts a microwave, built-in electric oven, and ceramic hob with a cooker hood. Part-panelled walls and a concealed wall-mounted combination gas boiler complete this stylish and functional kitchen.

### First Floor

Stairs rise from the Entrance Hall leading up to the:

### Landing

Ascend to the first-floor landing, featuring elegant glazed panels and a tall, mirror-finish radiator. This area also offers access via ladder to a partially boarded loft storage area with lighting, providing convenient additional storage space.

### Bedroom One

9'8" x 8'9" (2.95m x 2.67m)

This cosy bedroom includes a radiator and a television point. It features sliding mirrored doors leading to a wardrobe

area with built-in drawers and a dressing table, offering both style and functionality

### Bedroom Two

9'9" x 9'6" (2.97m x 2.90m )

This comfortable bedroom features a radiator, a laminate floor, and a built-in wardrobe with a central mirrored section.

### Bedroom Three

7'6" x 6'0" (2.29m x 1.83m)

Versatile and functional, this bedroom can serve as a nursery or office. It includes a radiator, laminate flooring, and a large corner desk unit, making it adaptable to your needs.

### Shower Room

6'1" x 5'4" (1.85m x 1.63m)

Step into this contemporary shower room featuring tiled floors and walls, ensuring a sleek and easy-to-maintain environment. It includes a spacious shower cubicle with a mains shower, a wash hand basin housed in a stylish vanity unit, and a W.C. amenities. For added comfort, there's an extractor fan, a heated towel rail, and ceiling downlighting, creating a functional and inviting space.

### Outside

At the front, discover a resin parking area and driveway providing access to the spacious attached brick Garage (19'3" x 9'6"). The garage features a remote-controlled up-and-over door, a UPVC rear door, a sink unit, and provisions for a washing machine, complete with hot and cold water points and a gas meter.

Gated side access leads to the impressive rear garden, which includes a large decked area with a water point, exterior lighting, and steps leading down to a lower level featuring an artificial lawn area and raised shrub borders. Additional features include an enclosed garden store, a garden room equipped with a TV point, and an open corner sitting area with lighting, perfect for relaxation and outdoor entertainment.

### 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.











