



12 Rudyard Way, Cheadle, Staffordshire ST10 1ST
Offers around £290,000



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

This beautifully improved three-bedroom home offers exceptional family accommodation in a sought-after residential estate, boasting a private setting that backs onto the picturesque Hales Hall Lake.

From the moment you step inside, you'll be welcomed by an inviting entrance porch and hallway leading to a spacious lounge/dining area. The bi-folding doors open into a bright conservatory, seamlessly extending the living space into the lush garden. The modern kitchen, equipped with integrated appliances and a freestanding Range cooker, is perfect for culinary enthusiasts, while the adjacent utility room and convenient cloakroom add practicality.

An outstanding feature is the converted integral garage, now a bar/cinema room, providing an ideal entertainment hub for gatherings and movie nights.

Upstairs, discover three generously sized bedrooms and a contemporary bathroom with a luxurious corner bath. Outside, the front offers a tarmac driveway with ample parking, while the rear garden is an oasis of relaxation with a lawn, decked seating area, and an elevated dining spot for enjoying stunning views of the tranquil scenery behind.

Located in a vibrant town with a strong sense of community, this home is accessible to the main high street, supermarkets and various shops, as are excellent schools and local leisure centre making it a great family home!



The Accommodation Comprises

Entrance Porch

2'6 x 7'11 (0.76m x 2.41m)

Having UPVC double entrance doors.

Entrance Hall

13'3 (max) x 6'10" (4.04m (max) x 2.08m)

Welcome to an inviting entrance hall featuring a single radiator, a stylish UPVC entrance door, and elegant laminate flooring.

Kitchen

10'9" x 8'9" (3.28m x 2.67m)

Fully equipped with medium oak shaker-style units, featuring long chrome handles and a glass display cabinet. Dark contrasting worktops include an inset stainless steel sink unit and drainer beneath the UPVC window. The units integrate a fridge/freezer and dishwasher, complemented by a freestanding Rangemaster with an electric/gas cooker and an extractor hood. The room is finished with white brick-style splash-backs and a single radiator.

Lounge/ Dining Area

23'9 x 10'10 reducing to 8'10 (7.24m x 3.30m reducing to 2.69m)

The lounge area features a distinctive radiator situated beneath the main UPVC window, which offers a view of the front elevation. The room extends into the dining area, where you'll find another radiator and bi-folding doors that open into the conservatory.

Conservatory

9'11 x 16'4 (3.02m x 4.98m)

The conservatory provides a versatile space with a tiled floor and patio doors that open onto the rear garden.

Utility Room

9'11 (max) x 7'7 (max) (3.02m (max) x 2.31m (max))

Having an inset stainless steel sink unit with a base cupboard beneath, plumbing for an automatic washing machine, and a UPVC window and door for convenience and natural light.

Cloakroom

2'11 x 4'1 (0.89m x 1.24m)

With low flush WC and UPVC window.

Bar/ Cinema Room

15'10 x 8'0 (4.83m x 2.44m)

Formerly the garage, offers an excellent entertainment space with a built-in bar area, ample seating space, and a double radiator.

First Floor

Stairs rise up to the:

Landing

Having UPVC window, access to the roof void.

Bedroom One

11'7 x 10'10 (max) (3.53m x 3.30m (max))

features a UPVC window, a radiator, and ample space for a double bed.

Bedroom Two

12'0 x 10'10 (3.66m x 3.30m)

With radiator and UPVC window.

Bedroom Three

8'5 x 7'11 (2.57m x 2.41m)

With radiator and UPVC window.

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

The bathroom has been beautifully upgraded to include a stylish his-and-her sink unit mounted on the wall, complete with two large vanity drawers beneath. The corner bath features an electric shower with a rail and curtain. Additionally, a corner low-flush WC is provided. The room is fully tiled on the walls and floor, with spot lighting on the ceiling and a sleek chrome towel radiator.

Outside

This property is nestled on the outskirts of Cheadle within a sought-after, established residential estate. It boasts a spacious tarmac driveway providing ample on-site parking and access to a versatile garage currently transformed into a bar/cinema area. To the left, you'll find a grassy area

bordered by hedging. Gated access leads to a delightful rear garden featuring a well-maintained lawn, a decked patio with a pergola, and steps leading up to an elevated seating area. The garden enjoys a tranquil backdrop of Hales Hall Lake and greenery, ensuring a high level of privacy and a serene setting with fenced boundaries.

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

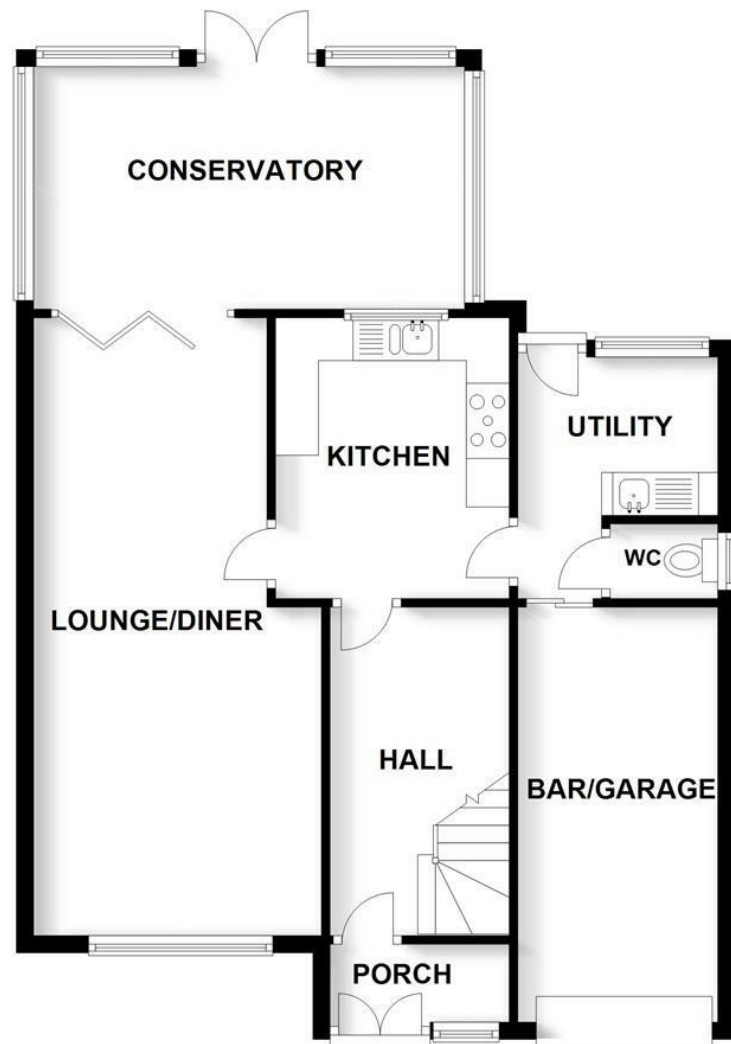
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





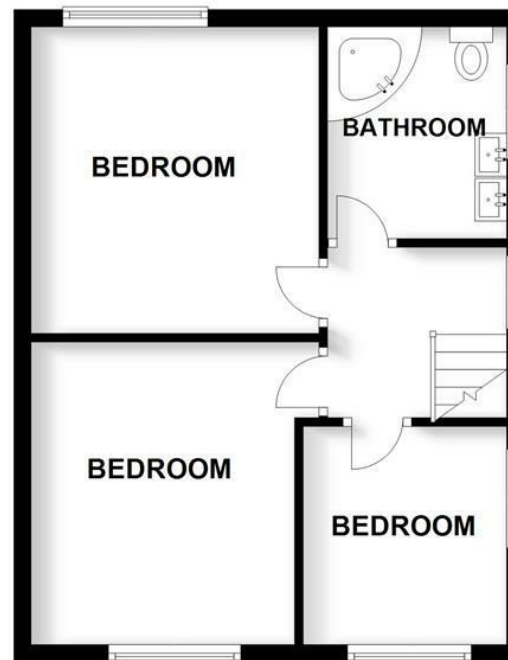
GROUND FLOOR

APPROX. 814.5 SQ. FEET



FIRST FLOOR

APPROX. 430.3 SQ. FEET



TOTAL AREA: APPROX. 1244.8 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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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			
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England & Wales		EU Directive 2002/91/EC	

