



14 Harborne Road, Cheadle, Staffordshire ST10 1JU
Offers around £169,950



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

Introducing an inviting semi-detached house that's ready for you to move in! This beautifully maintained property is perfect for first-time buyers, but also presents an excellent opportunity for downsizers or investors seeking a buy-to-let option.

Nestled within a sought-after residential estate, this home is conveniently located within walking distance to the town center, offering easy access to local shops, schools, and recreational facilities.

The spacious accommodation features an entrance hall leading to a cosy lounge with a charming fireplace, and a modern kitchen/dining area that stretches across the rear—ideal for entertaining. Upstairs, you'll find three well-proportioned bedrooms and a stylish bathroom equipped with a contemporary suite.

Set on a generous plot, the property includes a driveway for off-street parking, complemented by a pedestrian path that enhances its curb appeal alongside a lush lawned front garden. The enclosed rear garden is perfect for relaxation, featuring a paved patio seating area and a lovely lawn, creating a serene outdoor retreat.

Don't miss out on this fantastic opportunity to own a versatile home in a prime location!



The Accommodation Comprises

Entrance Hall

4'0" x 3'11" (1.22m x 1.19m)

On entry via a UPVC door, the entrance hall features a radiator and gives access into the Lounge.

Lounge

12'6" x 14'6" (3.81m x 4.42m)

The lounge boasts a white Adam-style fireplace with a marble inset and hearth, a coal effect fire, a radiator, and a UPVC window overlooking the front elevation.

Kitchen/ Dining Area

8'6" x 17'6" (2.59m x 5.33m)

The kitchen features an array of light wood-effect high and low-level units, complemented by a worktop that incorporates an inset stainless steel sink unit with a convenient mixer tap and base cupboard underneath. With ample space for a freestanding cooker and a cooker extractor hood installed above, this kitchen is both functional and practical. The walls are partially tiled, while two UPVC windows and a rear entrance door flood the space with natural light. Additionally, there's plenty of room for a cosy dining area, making this kitchen the perfect hub for family gatherings and entertaining.

First Floor

Stairs from the entrance hall rise up to the:

Bedroom One

12'2" x 8'11" (3.71m x 2.72m)

Bedroom one features a good sized front-facing window and a radiator.

Bedroom Two

9'6" x 10'11" (2.90m x 3.33m)

Including a built-in cupboard, a radiator, and a UPVC window.

Bedroom Three

9'1" x 8'4" (2.77m x 2.54m)

With radiator and UPVC window.

Bathroom

6'4" x 6'5" (1.93m x 1.96m)

The bathroom features a panelled bath with a Triton electric shower overhead and a side screen. It also includes a pedestal wash hand basin, a low flush WC, a chrome towel rail, tiled walls, and a UPVC window.

Outside

Outside, the property is well-presented, featuring a gravel/block-paved driveway on one side for on-site parking. A pathway runs down the middle, providing a pedestrian tarmac walkway to the front door, while the other side has a lawned garden. The rear area does not disappoint, boasting a paved patio just outside the kitchen doors, perfect for seating. There's also a step up to a slightly elevated lawned garden, complete with fencing and low-maintenance borders.

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.

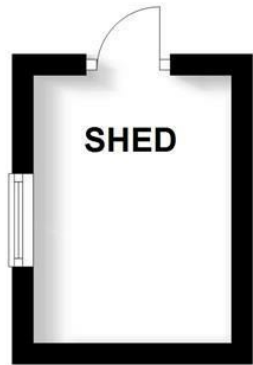
Agents Note

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.

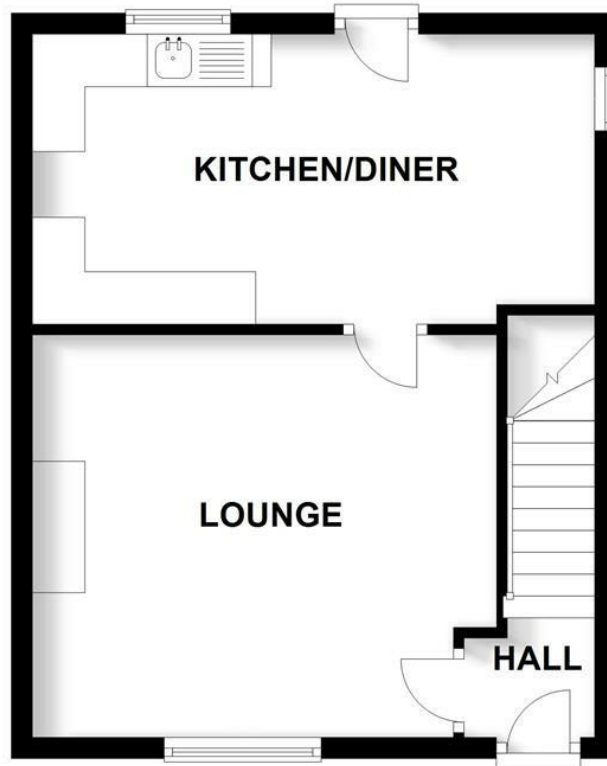




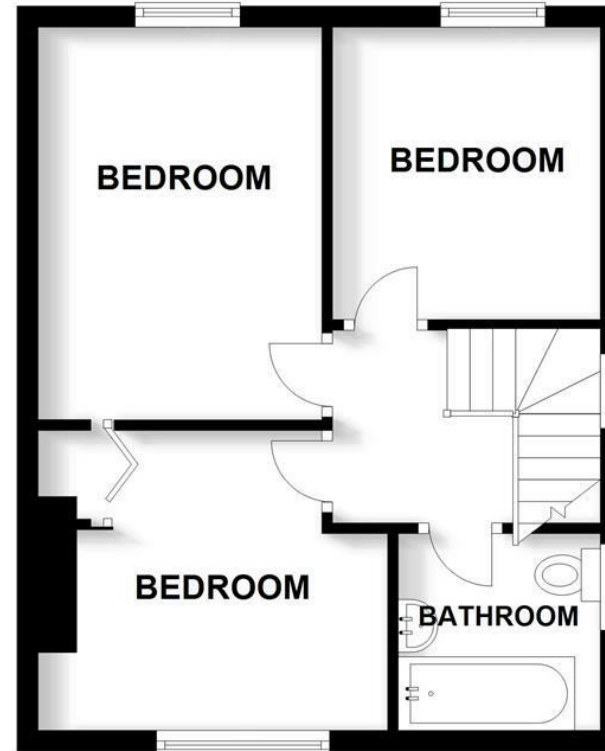
OUTBUILDING
APPROX. 51.8 SQ. FEET



GROUND FLOOR
APPROX. 386.3 SQ. FEET



FIRST FLOOR
APPROX. 385.4 SQ. FEET



TOTAL AREA: APPROX. 823.6 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		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
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