



31 Tape Street, Cheadle, Staffordshire ST10 1BG
Offers around £295,000



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

Discover this beautifully appointed traditional period house, offering spacious family accommodation over three floors. Ideally located in the vibrant town centre of Cheadle, you'll enjoy immediate access to supermarkets, schools, and recreational amenities. Step through the front door into a welcoming entrance porch with a convenient storage cupboard and a downstairs toilet. As you continue, you'll be captivated by the recently refurbished kitchen, featuring elegant sage green units paired with striking countertops and high-end built-in appliances. The kitchen includes ample space for a family dining area, perfect for gatherings and handy utility. The generous lounge is a highlight of the home, boasting a stunning multi-fuel feature fireplace and charming traditional details. Ascend the wide, period-style staircase to the first floor, where you'll find two expansive double bedrooms—one complete with a charming feature fireplace and fitted wardrobes. A luxurious four-piece family bathroom on this level includes a beautiful freestanding period bath. On the top floor, enjoy the privacy of a large bedroom that spans the length of the house, along with another comfortable double bedroom. Outside, the property features a block-paved driveway leading to a spacious detached garage/workshop, providing ample storage or workspace. The low-maintenance paving continues at the front of the property, making upkeep a breeze. The rear of the property currently includes a timber shed and a summerhouse, which can easily be transformed into an outdoor sitting area, should you desire.

This exceptional family home combines classic charm with modern conveniences—don't miss your chance to make it your own!



The Accommodation Comprises

Entrance Porch

8'1" x 8'2" (2.46m x 2.49m)

Welcome to the inviting entrance porch, showcasing a stylish tiled floor and a UPVC side window that bathes the space in natural light. Accessed through a modern UPVC door, this charming entryway includes a handy storage cupboard for coats and shoes, along with a convenient toilet, making it both practical and welcoming for you and your guests.

Guest Cloakroom

3'11" x 2'11" (1.19m x 0.89m)

The cloakroom is equipped with a high flush WC, a radiator for warmth, and a window that brings in natural light, all set on a stylish quarry tiled floor.

Breakfast Fitted Kitchen

16'9" x 12'9" (5.11m x 3.89m)

The recently updated kitchen boasts a bespoke collection of light sage green units complemented by a burnt cooper colour work surface. A stylish black ceramic sink is positioned beneath the UPVC window, while built-in appliances include a dishwasher, a Zanussi microwave/oven, a second single oven below, and an AEG induction hob with a bespoke glass splash back and extractor overhead. The room is illuminated by modern spotlighting and features durable vinyl flooring, along with an additional side window that enhances the airy, inviting atmosphere.

Utility Area

4'9" x 6'9" (1.45m x 2.06m)

Conveniently located just off the kitchen, features plumbing for a washing machine and offers a compact workspace with a countertop. It also provides space for a tall-standing fridge/freezer, ensuring functionality and efficiency in your home. The room houses the properties Gas Central Heating Boiler.

Spacious Lounge

16'1" x 12'1" (4.90m x 3.68m)

The lounge exudes traditional charm, featuring a spacious layout complemented by a multifuel burner set on a concrete hearth with a wooden surround. A large UPVC window fills the room with natural light, and there's a front entrance door that opens directly onto the property's forecourt, if required.

Inner Hallway

3'5" x 4'4" (1.04m x 1.32m)

The hallway features a wide, stylish staircase that gracefully ascends to the first floor, adding a touch of elegance to the home.

Landing Area

6'5" x 16'2" (1.96m x 4.93m)

The feature landing spans the width of the property, providing access to two spacious bedrooms and a well-appointed bathroom, creating a functional and inviting layout.

Bedroom Two

18'3" x 16'1" (5.56m x 4.90m)

This generously sized double bedroom features a charming traditional fireplace, a front-facing window that allows natural light to flow in, and a radiator for warmth. The built-in wardrobes along one wall provide a perfect space for a dressing table or can accommodate a bed in the centre, offering both style and ample storage.

Bedroom Three

9'8" x 13'1" (2.95m x 3.99m)

Again a good sized offering a cosy atmosphere with a radiator for warmth and a front-facing window that fills the room with natural light, creating a welcoming space.

Family Bathroom

7'0" x 10'0" (2.13m x 3.05m)

A traditional design with a stunning four-piece Victorian-style suite, featuring a freestanding bath with elegant legs and a mixer tap/shower spray, as well as a separate shower enclosed by a glass door. It also includes a low flush WC and a pedestal wash hand basin. The neutral half-tiled walls and laminate flooring create a timeless aesthetic, while a towel radiator and a privacy side window add both comfort and functionality

Second Floor

Again a further staircase rises up to the top floor:

Landing

Access to further slumber accommodation.

Master Bedroom

17'2" x 13'0" (5.23m x 3.96m)

The master bedroom stretches the length of the property, boasting both front and side windows that flood the space with natural light. This spacious room features a charming fireplace and a radiator.

Bedroom Four

10'5" x 16'1" (3.18m x 4.90m)

Features another charming traditional fireplace, built in wardrobes which could surround a king size bed or large dressing table, and lastly a radiator.

Outside

This property is centrally located in Cheadle, providing immediate access to a variety of nearby amenities. Approaching from the road, you'll find a block-paved driveway with ample space for three vehicles,

leading to a detached garage/workshop (see below). The paving continues around the front elevation, which is shielded by a wall for added privacy, yet offers potential as a lovely patio area if desired. The rear features additional paving, currently accommodating a timber shed for extra storage and a summerhouse for the vendor's enjoyment. These could easily be relocated to create a beautiful patio garden, perfect for outdoor entertaining, enclosed by timber-paneled fencing for added seclusion.

Detached Garage/ Workshop

23'0" x 11'0" (7.01m x 3.35m)

This detached garage features convenient double electric sockets and an electric up-and-over door, providing both functionality and ease of access. Ideal for a variety of uses, it offers the perfect blend of practicality and modern amenities.

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.







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