



39 Wedgwood Road, Cheadle, Staffordshire ST10 1LD
Offers over £265,000



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

Welcome to this beautifully maintained detached house, ideally situated in the sought-after Master Potter Estate. This impressive property has been thoughtfully extended at the rear, providing generous family living space while maintaining a private and tranquil atmosphere. As you approach, you'll notice the property's excellent positioning set back from the road, complete with a large lawned frontage and a striking feature tree, enhancing its curb appeal. The sweeping block-paved driveway offers ample parking, leading to an attached carport and garage. Step inside to discover an inviting entrance hall with a convenient guest cloakroom. The spacious lounge boasts double doors that open into the dining area, creating an open flow that's perfect for entertaining. The galleried-style kitchen features stylish long units and a breakfast bar, seamlessly connecting the cooking and dining spaces. Both the kitchen and dining area provide access to the beautifully landscaped rear garden, ideal for outdoor gatherings. Upstairs, you'll find two generous double bedrooms along with a cosy single bedroom or nursery. The bathroom has been elegantly upgraded, showcasing a contemporary white three-piece suite. The rear garden is a true haven, offering a private enclosed space with a well-kept lawn and a lovely paved patio area, perfect for enjoying sunny afternoons. This property has been lovingly cared for by its current owner, and it truly needs to be viewed to appreciate its size and potential. Don't miss your chance to make this wonderful family home your own!



The Accommodation Comprises:

Entrance Hall

The entrance is located at the side of the property, featuring a modern UPVC door that opens into a spacious hall. From here, you'll find stairs leading to the first floor, as well as convenient access to all ground-floor rooms.

Cloakroom

6'0" x 2'2" (1.83m x 0.66m)
Equipped with a WC and a wash hand basin set within a stylish vanity unit. It features a tiled floor and a small privacy window.

Spacious Lounge

19'7" x 11'8" (5.97m x 3.56m)
A beautifully spacious room, highlighted by a stunning marble fireplace with a coal-effect gas fire as the centerpiece. A large bay window offers an unobstructed view of the front elevation, ensuring plenty of natural light fills the space. Double doors lead seamlessly into the dining area, creating an open and inviting flow for entertaining.

Dining Area

11'7" x 9'3" (3.53m x 2.82m)
Featuring a stylish laminate wooden floor and a large rear window that overlooks the garden, providing a lovely view. A breakfast bar creates a seamless transition between the dining space and the kitchen, while a door from the lounge offers convenient direct access into the Kitchen.

Galleried Kitchen

16'0" x 8'9" (4.88m x 2.67m)
Generously sized, featuring a wonderful selection of built-in high and low-level grey shaker units, complemented by glass display cabinets for added charm. The traditional design is topped with a wooden work surface that includes a white ceramic inset sink and drainer. You'll find a built-in double oven, electric hob, and extractor hood, along with space for appliances under the countertop. A stylish brick white tiled splashback wraps around the walls, and the patterned tiled flooring adds a unique touch. Additionally, there's a convenient pantry off the kitchen for extra storage. The kitchen features a convenient breakfast bar, perfect for

casual dining, and includes a UPVC door that leads directly to the outside, enhancing the connection between indoor and outdoor living.

First Floor

Stairs rise from the Entrance Hall leading up to the:

Bedroom One

12'3" x 10'5" (3.73m x 3.18m)
Boasts a range of built-in wardrobes with overhead storage and bedside shelving, providing ample space for all your essentials. A front-facing window allows natural light to fill the room, while a radiator ensures warmth and comfort.

Bedroom Two

10'5" x 10'5" (3.18m x 3.18m)
Another good sized double with large rear facing UPVC window and radiator.

Bedroom Three

8'10" x 7'7" (2.69m x 2.31m)
Includes a built-in wardrobe, a radiator for warmth, and a UPVC window that fills the space with natural light.

Family Bathroom

7'5" x 5'4" (2.26m x 1.63m)
Features a paneled bath with a shower spray overhead and a mixer tap, alongside a pedestal wash hand basin and a low flush WC. Two walls are fully tiled, while the bath wall is elegantly panel with sleek marble-patterned sheets. The patterned tiled floor adds a stylish touch, and a UPVC privacy window ensures both light and seclusion.

Outside

The property is positioned set back from the main thoroughfare of the estate, featuring a lawned garden frontage that enhances its curb appeal. A sweeping tegular paved driveway provides ample parking and leads to an attached carport and garage on the side. A striking feature tree adds character to the front lawn, while side pedestrian access offers convenience. The rear garden is fully enclosed, providing a private retreat that includes a paved patio area, perfect for outdoor entertaining, and a lush lawned garden, ideal for relaxation and play.

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

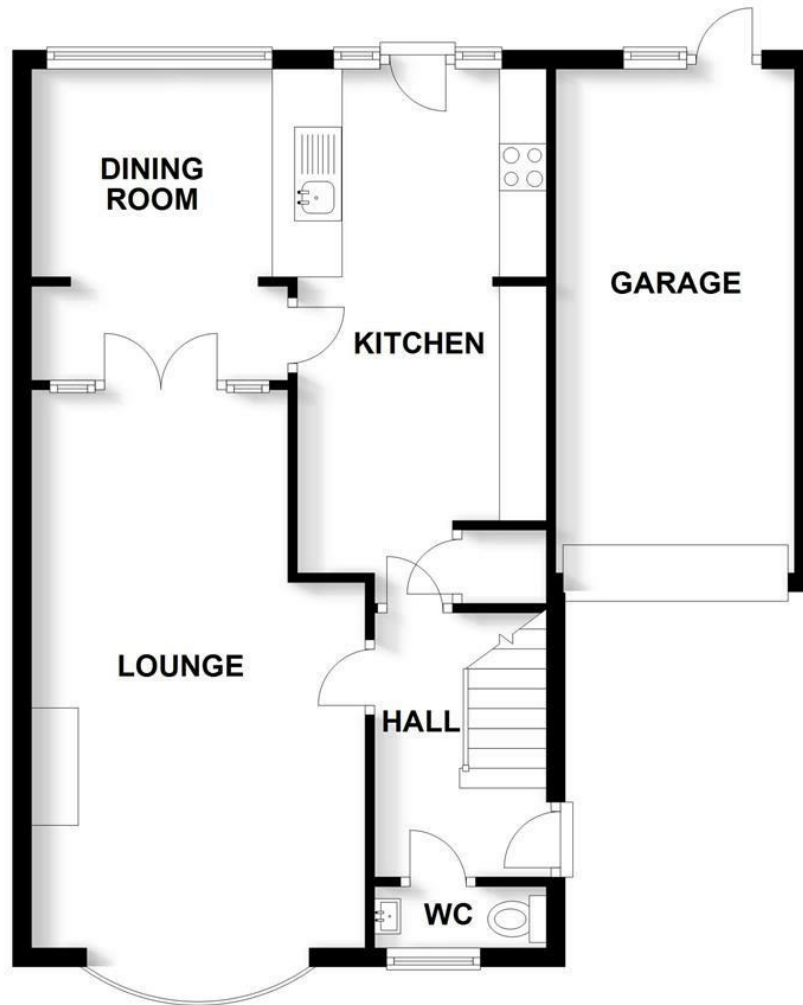
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





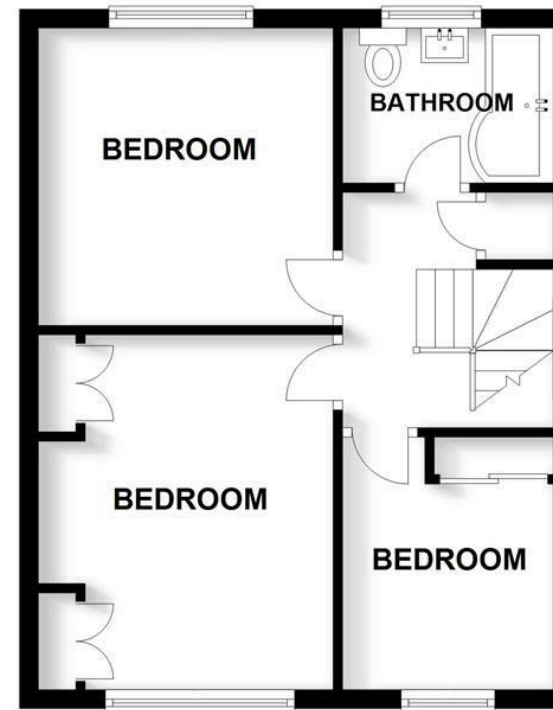
GROUND FLOOR

APPROX. 710.8 SQ. FEET



FIRST FLOOR

APPROX. 417.1 SQ. FEET



TOTAL AREA: APPROX. 1127.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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

