



108 Ness Grove, Cheadle, Staffordshire ST10 1TE
Offers around £169,950



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

This semi-detached home, situated on a generous plot at the edge of a highly sought-after residential estate, presents an ideal opportunity for first-time buyers or those seeking a well-located and spacious property. The home is approached via a private driveway offering ample off-road parking, with a neatly maintained lawn to the front and easy access to the entrance. Upon entering, you are welcomed into a well-proportioned lounge featuring a charming fireplace and a large front-facing window, allowing plenty of natural light to fill the space. The kitchen, which spans the width of the house, provides excellent room for culinary preparation and has the added bonus of space for a dining table, making it perfect for family meals or entertaining. A door from the kitchen leads directly to the rear garden.

Upstairs, there are two good-sized bedrooms, complemented by a family bathroom fitted with a classic three-piece white suite.

The rear garden is a real highlight, offering a generous space with a large patio area, a well-maintained lawn, and enclosed by timber panel fencing, providing a private and secure outdoor retreat.

With its desirable location, ample living space, and potential to add personal touches, this property is a fantastic option for those looking to take their first steps onto the property ladder.



The Accommodation Comprises

Entrance Porch

2'9" x 3'10" (0.84m x 1.17m)

Welcoming entrance porch with a modern UPVC front door, complemented by a side privacy window, offering both light and added privacy.

Lounge

13'2" x 13'11" (4.01m x 4.24m)

The spacious lounge boasts a large bay-fronted UPVC window, flooding the room with natural light. A striking Stone Adam-style fireplace with a granite inset and hearth serves as the room's focal point, housing a fitted gas fire for added warmth and ambiance. The room also features a double radiator and a staircase leading to the first floor.

Kitchen

8'2" x 13'9" (2.49m x 4.19m)

Well-equipped with a stylish range of wood-effect fitted units, both high and low, including convenient drawer units for added storage. A cream work surface features an inset sink with a mixer tap and drainer, complemented by matching splash-backs. The space is fitted with a built-in single oven, gas hob, and extractor fan, alongside provisions for a washing machine and tumble dryer. The room is finished with durable laminate flooring and includes a practical understairs cupboard for additional storage. A UPVC rear door provides easy access to the garden, making it ideal for outdoor dining and entertaining.

First Floor

Stairs lead from the Lounge up to the:

Landing

Having a side UPVC privacy window and loft access.

Bedroom One

12'0" x 10'8" (3.66m x 3.25m)

A spacious double, featuring a large UPVC window that fills the room with natural light. It also includes a built-in wardrobe for convenient storage, as well as a side cupboard that houses the Vaillant gas combination boiler. The room is completed with a radiator.

Bedroom Two

9'6" x 8'0" (2.90m x 2.44m)

A well-proportioned room, featuring a UPVC window that allows natural light to brighten the space. The room is also fitted with a single radiator.

Bathroom

6'7" x 5'7" (2.01m x 1.70m)

A panelled bath, complete with a shower over and a glass side screen for added convenience. It also features a pedestal wash hand basin, a low flush WC, and a chrome towel radiator for comfort. The room is finished with part-tiled walls, a vinyl floor, and a UPVC window with privacy glass, ensuring both functionality and privacy.

Outside

Externally, the property is set on a generous plot within a sought-after residential estate. To the front, a driveway provides ample off-road parking, while a neatly maintained lawned garden is bordered by a charming brick wall and mature hedging, adding curb appeal. Gated side access leads to the spacious, enclosed rear garden, which is a real highlight. The large lawned area is complemented by an extensive patio, perfect for outdoor entertaining or relaxing. At the top of the garden, a further paved area offers the potential for additional seating or a suntrap, providing a versatile outdoor space to enjoy throughout the year.

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

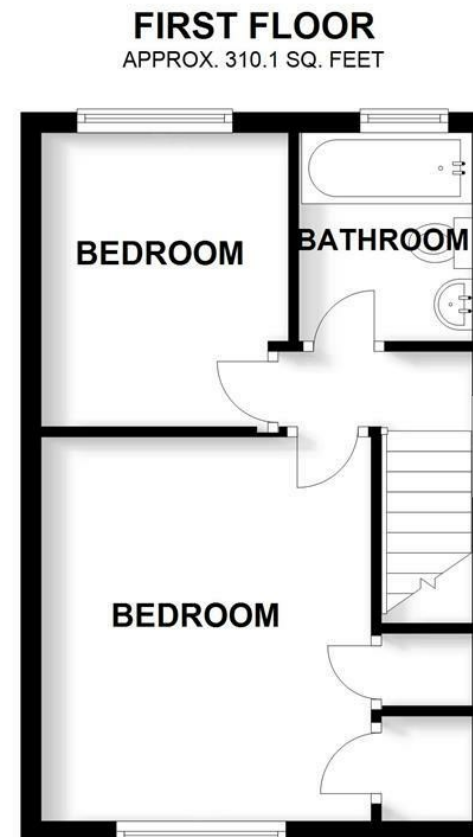
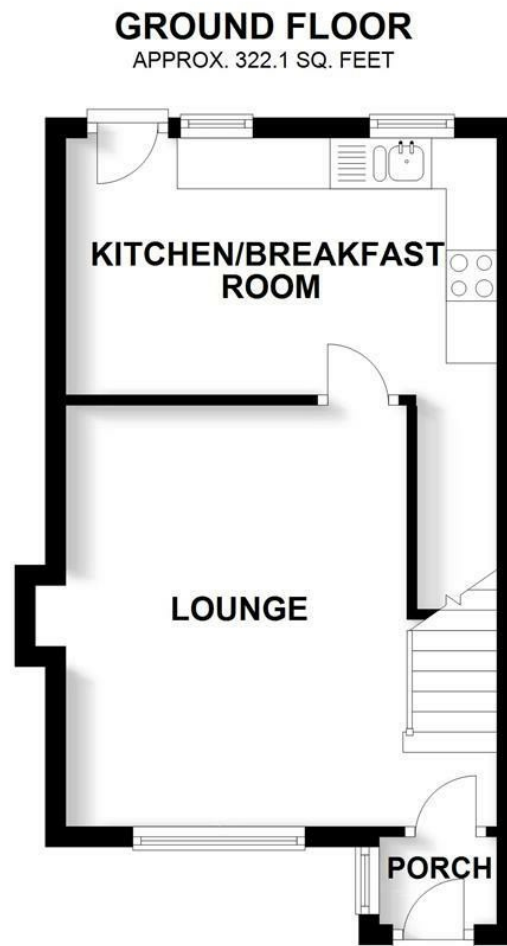
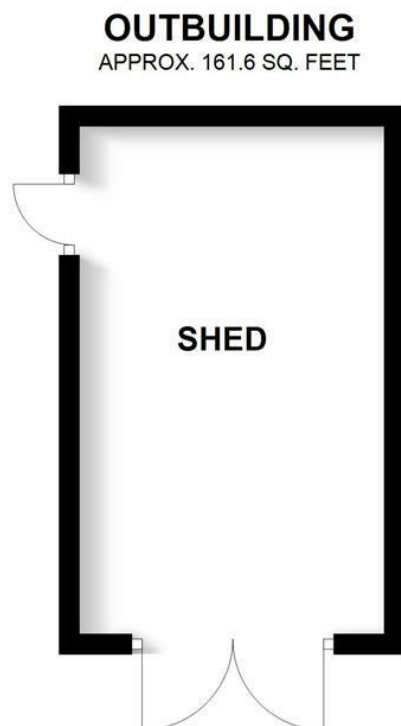
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







TOTAL AREA: APPROX. 793.8 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.

