



3 Aynsley Close, Cheadle, Staffordshire ST10 1DP
Offers in the region of £265,000



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

This stunning detached home, situated in a quiet cul-de-sac, offers the perfect blend of modern living and family-friendly comfort. With its attractive, updated interior, this three-bedroom property is ideal for small families looking for a move-in-ready home. As you step through the entrance hall, you're welcomed into a spacious and contemporary lounge with a dedicated dining area. The large patio doors effortlessly open onto the garden, creating an inviting indoor-outdoor flow perfect for entertaining or relaxing. The stylish cream high-gloss kitchen, equipped with modern finishes and accompanied by a matching utility room and cloakroom for added practicality. Upstairs, the home continues to impress with three well-proportioned bedrooms, all bathed in natural light, and a beautifully refurbished bathroom, offering a spa-like retreat. The exterior of the property has a tarmac driveway providing ample parking space and leading to an attached storeroom, complete with an electric up-and-over door, offering secure storage. The rear garden is a private sanctuary, fully enclosed with a lawned area, paved patio for alfresco dining, and flower borders perfect for creating your own green haven. This home is ready for you to move straight in and start making memories, offering a perfect balance of modern style, comfort, and practical living in a sought-after location. Don't miss out on the opportunity to make this your family's forever home!



The Accommodation Comprises

Entrance Hall

8'10" x 6'2" (2.69m x 1.88m)
Featuring a sleek UPVC front door that combines style and durability, a wall-mounted radiator ensures comfort, while the conveniently placed under-stairs storage cupboard offers ample space to keep your essentials organised and out of sight.

Cloakroom

2'8" x 6'2" (0.81m x 1.88m)
A modern wash hand basin with a sleek vanity unit for extra storage, a low-flush WC for efficiency, and a wall-mounted radiator. The durable wood effect vinyl flooring adds a contemporary touch, making this space both practical and visually appealing.

Lounge/ Dining Room

23'3" x 11'8" (7.09m x 3.56m)
The lounge and dining area offers a perfect blend of elegance and functionality. The space is enhanced by a front-facing double-glazed UPVC bay window, which floods the room with natural light, while double UPVC patio doors with a matching side window provide seamless access to the outdoors. A wall-mounted radiator ensures year-round comfort, and the stylish laminate flooring ties the room together with a modern finish.

Kitchen

14'2" x 7'8" (4.32m x 2.34m)
The kitchen has been thoughtfully updated to blend modern design with functionality. It features sleek cream gloss slab units paired with elegant wooden work surfaces, offering a stylish yet practical workspace. An inset sink with a mixer tap is perfectly positioned beneath a UPVC window, providing natural light and a pleasant view. The Neff hob is seamlessly integrated into the worktop, complemented by an extractor hood above, while a built-in double oven and an array of cupboards and drawer units ensure ample storage. Additional conveniences include an integrated fridge/freezer, inset spot lighting for a bright and contemporary ambience, and a feature radiator for comfort. The UPVC window adds to the bright and airy feel of this sophisticated kitchen.

Utility Room

14'0" x 7'11" (4.27m x 2.41m)
The utility room continues the modern aesthetic of the kitchen with matching cream gloss units and wooden work surfaces,

creating a cohesive and stylish design. It includes an inset stainless steel sink with a mixer tap for convenience and is equipped with plumbing for an automatic washing machine. A further range of storage units provides additional practicality, while the feature radiator ensures the space remains comfortable. The UPVC rear entrance door offers easy access to the outdoors.

Cloakroom

5'1" x 3'3" (1.55m x 0.99m)
It features a sleek wash hand basin with a mixer tap, elegantly housed within a white vanity unit that offers convenient storage. A low-flush WC and a radiator, while the UPVC window allows natural light to brighten the space.

Landing

Built in storage cupboard off, UPVC window and access to the roof void.

Bedroom One

12'3" x 10'5" (3.73m x 3.18m)
A cozy and inviting space, featuring a wall-mounted radiator for year-round comfort and a large UPVC window that fills the room with natural light, creating a bright and airy atmosphere.

Bedroom Two

10'8" x 10'5" (3.25m x 3.18m)
Another spacious double room, including a wall-mounted radiator for a cosy environment and a UPVC window that provides ample natural light.

Bedroom Three

8'8" x 7'6" (2.64m x 2.29m)
A well-appointed room featuring a wall-mounted radiator, a UPVC window that invites natural light, and stylish laminate flooring.

Shower Room

5'5" x 7'3" (max into shower) (1.65m x 2.21m (max into shower))
A sleek and functional space, featuring a plumbed-in shower with a glass side screen for a clean and contemporary look. It includes a wash hand basin with an integrated vanity unit for convenient storage, along with a low flush WC. A chrome towel radiator adds both style and practicality, while a privacy UPVC window ensures natural light without compromising on privacy.

Outside

The property is situated in a peaceful cul-de-sac, offering a

well-maintained tarmac frontage that provides ample on-site parking. This leads to an attached storage room, equipped with an up-and-over electric remote-controlled door, as well as light and power for added convenience. The rear garden is a delightful space, featuring a paved patio area perfect for outdoor relaxation, along with a well-maintained lawn and small borders ideal for flowers and bedding plants.

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

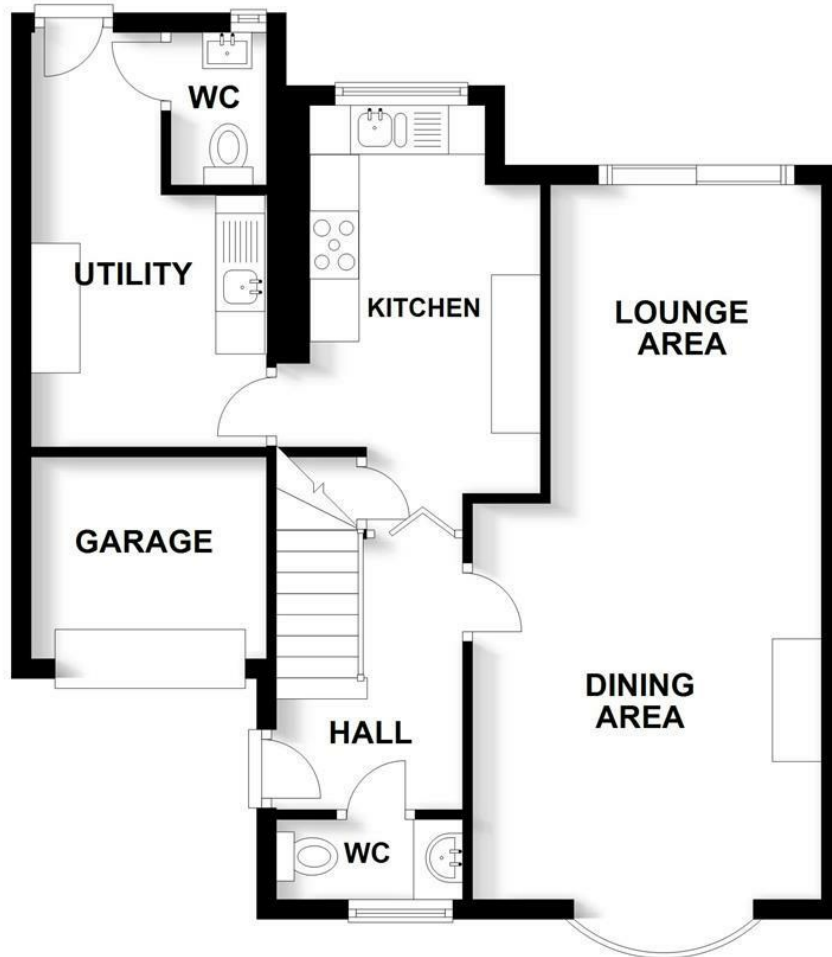
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





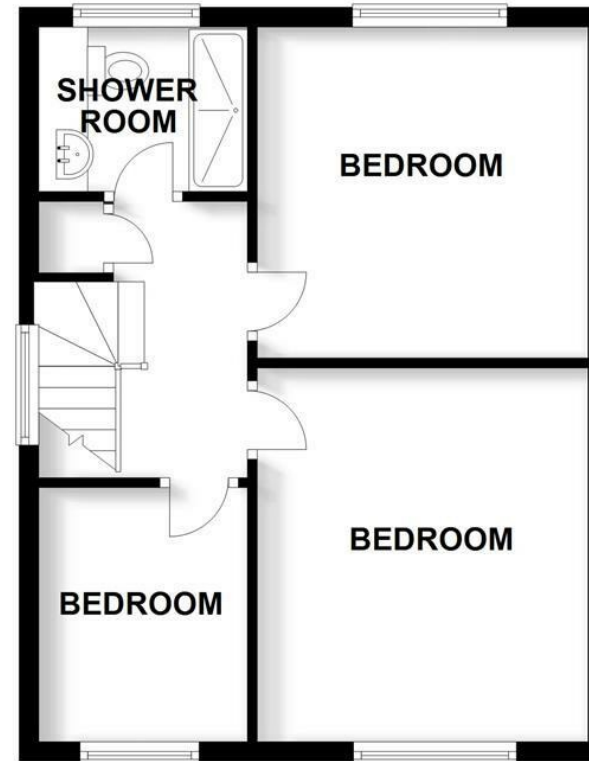
GROUND FLOOR

APPROX. 628.9 SQ. FEET



FIRST FLOOR

APPROX. 434.2 SQ. FEET



TOTAL AREA: APPROX. 1063.1 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
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
		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	

