



**28 Park Avenue, Cheadle, Staffordshire ST10 1LZ**  
**Price guide £249,950**



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



Nestled in a highly desirable non-estate setting, this extended traditional semi-detached home offers a perfect blend of contemporary style and family-friendly functionality. Ideally positioned, the property backs onto the scenic Cheadle Cricket Club, providing a tranquil backdrop to everyday life. Step inside to discover a beautifully presented interior with a mixture of rustic and modern decor that exudes both elegance and warmth. The kitchen is a true highlight, featuring eye-catching navy units paired with sleek wood-effect worktops. Adjacent to the kitchen, the versatile dining area is perfect for both family meals and entertaining, it provides flexibility to suit a variety of needs, whether for a growing family or as a multifunctional hub. The expansive lounge offers a cosy retreat, complete with a gas fire, perfect for relaxing after a busy day. The ground floor is further enhanced by a convenient cloakroom with a fitted shower, adding a touch of practicality to the home. Upstairs, you'll find three bedrooms, offering comfortable living spaces. The family bathroom is a standout feature, with a luxurious freestanding bath creating an indulgent space to unwind. Outside, the property boasts a large driveway providing ample off-road parking, with the rear garden offering a delightful outdoor space. The well-maintained lawn and patio area make it ideal for outdoor dining and enjoying the sunshine. Situated close to local schools, shops, and amenities, this home is an ideal choice for a small family, professionals, or those looking to downsize, offering comfort, style, and convenience in abundance.



## The Accommodation Compromises

### Entrance Hall

As you step through the front door, you're welcomed by a traditional entrance hall featuring the original tiled floor, which adds a charming touch of character. From here, you can access the spacious lounge to the left or proceed straight ahead into the dining room. The staircase rises gracefully to the first floor, completing this inviting and functional space.

### Expansive Lounge

10'11 x 21'04 (3.33m x 6.50m)

This generously proportioned room has been thoughtfully extended to incorporate the former dining area, resulting in a larger-than-average, cosy lounge. A gas fire with an elegant wooden surround serves as a charming focal point, enhancing the room's appeal. Natural light pours in through a bay window at the front and a UPVC window to the rear, creating a bright and airy atmosphere. The stylish, yet durable laminate flooring complements the space, adding to the welcoming and homely ambiance.

### Separate Dining room

7'07 x 14'03 (2.31m x 4.34m)

This generously sized dining room provides an excellent space for entertaining, easily fitting a family-sized dining table. Its versatile layout also allows for different uses if needed, adapting to your family's needs. With UPVC windows the room is filled with natural light, while a ceiling light and radiator.

### Stylish Navy Shaker Kitchen

7'09 x 14'03 (2.36m x 4.34m)

The kitchen combines style and functionality with a striking blend of navy wall, drawer, and base units, paired with sleek wood-effect worktops. It features a sink with a single drainer and offers space for a washing machine. High-end appliances include a built-in double oven, induction hob, extractor fan, and a dishwasher, while an integrated American fridge-freezer provides added convenience. Natural light pours in through a UPVC window to the side elevation, while spot lighting further elevates the modern atmosphere of the space

### Bathroom

2'09 x 8'09 (0.84m x 2.67m)

The traditional bathroom is thoughtfully designed, featuring a wash hand basin, low-level flush WC, and a corner shower. A heated towel rail adds a touch of luxury, while a UPVC privacy window allows natural light to fill the space without compromising privacy.

### First Floor

Stairs rise from the Entrance Hall rises up to the:

### Landing

Access to all bedrooms and bathroom.

### Bedroom one

10'10 x 10'11 (3.30m x 3.33m)

The main bedroom boasts a UPVC window to the rear elevation and is complemented by a radiator under. Traditional charm is highlighted by the presence of a dado rail, enhancing the room's classic appeal.

### Bedroom Two

9'11 x 8'04 (3.02m x 2.54m)

Also generously sized, offering ample space for a double bed. It features a UPVC window to the front elevation, allowing natural light to brighten the room, and is equipped with a radiator.

### Bedroom Three

6'02 x 8'01 (1.88m x 2.46m)

A compact box room, perfectly suited for a single bed and matching wardrobe. It features a window that allows natural light to fill the space and a radiator.

### Traditional Bathroom

5'08 x 6'00 (1.73m x 1.83m)

The family bathroom is fully tiled and includes a wash hand basin, a low flush WC, and a freestanding bath with a hand-held shower. A UPVC window to the rear elevation allows natural light to brighten the space, while a radiator ensures warmth.

### Outside

The property boasts a spacious, paved driveway that offers ample off-road parking across the entire frontage, bordered

by walled boundaries and a distinctive feature circle pattern. At the rear, you'll find a beautifully laid Indian stone patio area alongside a well-maintained lawn, creating an ideal space for outdoor relaxation. The garden also benefits from backing onto the local cricket club, providing a tranquil and scenic backdrop.

### 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.











