



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



40 Kempton Grove, Cheadle, Staffordshire ST10 1TQ

Offers around £179,950

This charming semi-detached house is an ideal choice for a variety of buyers, whether you're a first-time buyer, looking to downsize, or seeking a fresh start. Offered with no onward chain, this property is ready to move into and offers great potential.

Step through the entrance porch into a welcoming space with a side entrance door. The spacious lounge, decorated in modern tones, provides a comfortable living area with stairs leading to the first floor. The kitchen is a standout feature, boasting high-gloss cream cabinetry, sleek wooden countertops, and integrated glass display units, providing both style and functionality.

The conservatory at the rear adds to the appeal, offering a versatile room with patio doors opening up to the lovely garden area. Upstairs, you'll find two generously sized bedrooms, each with ample natural light. The bathroom features a modern suite with neutral decor, perfect for relaxing.

Externally, this property benefits from a detached garage, a side garden with a delightful decking area, and a paved patio, offering plenty of outdoor space to enjoy.

This well-presented home is perfect for those looking for a low-maintenance property with a sense of privacy and a warm, welcoming atmosphere. Don't miss out – book a viewing today!



The Accommodation Comprises

Entrance Porch

Step into a welcoming entrance porch featuring a side-facing entrance door, offering built-in storage cupboard space, a stylish tiled floor, and a convenient radiator. The entrance is accessed through an elegant partly glazed door, combining functionality with charm.

Lounge

16'10" x 13'11" (5.13m x 4.24m)

Spacious lounge with sleek laminate flooring, a front-facing window that fills the room with natural light, and a comfortable radiator. It also includes a handy under-stairs storage cupboard and a door leading into the kitchen for easy access.

Kitchen/ Dining Area

13'9" x 5'3" (4.19m x 1.60m)

The kitchen boasts a contemporary range of high and low-level slab-effect gloss doors with sleek chrome handles, complemented by a dark tiled splash-back for a stylish finish. A one-and-a-half stainless steel sink with a drainer is set within a wooden countertop. It includes an integrated dishwasher, plumbing for an automatic washing machine, and space for a cooker with an extractor hood above. The room features a tiled floor, a rear-facing window, and a radiator. The kitchen seamlessly opens into the bright and airy conservatory, perfect for additional living space.

Conservatory

9'3" x 8'11" (2.82m x 2.72m)

The brick-built conservatory features a tiled floor and French doors that open out to the rear garden, creating a seamless connection with the outdoors. Currently used as a dining room by the vendors, this space offers versatility and an abundance of natural light, making it perfect for various uses.

Landing

With window to the side elevation and loft access.

Bedroom One

12'2" x 10'7" (3.71m x 3.23m)

The room includes built-in cupboard wardrobes for ample storage, along with a built-in airing cupboard that houses the gas boiler. A window to the front elevation allows natural light to brighten the space, complemented by a radiator for added comfort.

Bedroom Two

9'8" x 8'0" (2.95m x 2.44m)

Features sleek laminate flooring, a window overlooking the rear elevation that lets in plenty of natural light, and a radiator.

Bathroom

A fully tiled bathroom which includes a bath with a shower overhead, a low flush WC, and a wash hand basin set into a stylish vanity unit. A window to the rear allows natural light to fill the space, while recessed spot lighting adds a modern touch. The room also features a sleek chrome towel rail for added convenience.

Outside

The front elevation features a driveway with plenty of off-street parking, plus access down the side to a detached garage. At the rear, you'll find a raised decking seating area, perfect for outdoor relaxation, alongside a grassy and soft bark play area ideal for children. The garden offers a good level of privacy, creating a peaceful and secure outdoor space.

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.

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		

