



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



92 Mill Road, Cheadle, Staffordshire ST10 1NE

Offers around £179,950

This charming end-terraced house offers an ideal living space, featuring TWO well-proportioned BEDROOMS and an additional ATTIC ROOM, perfect for flexible use. The property is set within generous gardens, providing both indoor and outdoor appeal.

Upon entry, you are greeted by a welcoming hallway that leads into the spacious lounge, where a large window provides natural light and views to the front elevation. The contemporary grey kitchen is fitted with built-in appliances and incorporates a dining area with access to the rear garden, offering a perfect space for both everyday living and entertaining.

The first floor comprises a master bedroom positioned at the front of the property, a second bedroom, and a family bathroom with a modern white suite. An additional staircase leads to the attic room, which benefits from a Velux window, providing a versatile area ideal for use as a home office, playroom, or extra bedroom.

Located on the outskirts of Cheadle in a non-estate setting, the property is approached via a driveway with lawned gardens either side. Side gated access leads to a well-maintained, enclosed rear garden, featuring a lawned area and a paved patio, creating a perfect space for outdoor relaxation.

This property offers a fantastic opportunity for both first-time buyers and growing families, with a great balance of space, style, and functionality.



The Accommodation Comprises

Entrance Hall

3'1" x 2'11" (0.94m x 0.89m)
Upon entering through a UPVC door, stairs ascend to the first floor. A radiator is located in the hallway, with access leading into the lounge.

Lounge

12'11" x 13'0" (3.94m x 3.96m)
Features a window that overlooks the front garden and elevation, allowing natural light to fill the space. It also includes a radiator and an under-stairs storage cupboard for added convenience.

Kitchen/ Dining Area

6'11" x 16'4" (2.11m x 4.98m)
The kitchen boasts a contemporary grey matte finish with sleek chrome handles. It is equipped with a built-in oven, electric hob, and extractor fan overhead. There is space and plumbing for an automatic washing machine, while the sink unit with a mixer tap is set within the worktop, complete with a drainer and positioned under the window, offering a view of the rear garden. Additional features include a radiator, a designated dining area, and a rear entrance door providing access to the garden.

First Floor

Stairs rise up to the:

Landing

Access to all rooms on this floor.

Master Bedroom

12'11" x 10'11" (3.94m x 3.33m)
The master bedroom is located at the front of the property, offering a generously sized space with a radiator and a window that allows natural light to fill the room.

Bedroom Two

6'7" x 9'8" (2.01m x 2.95m)
Features a window overlooking the rear garden, a radiator, and a convenient storage cupboard.

Bathroom

5'11" 6'2" (1.80m 1.88m)
The bathroom is fitted with a panel bath, featuring a mixer tap and an electric shower above. It also includes a pedestal wash hand basin and a low flush WC. A window overlooks the garden, ensuring privacy, while the room is fully tiled and finished with cushion flooring for added comfort and style.

Second Floor

Stairs rise from the Landing up to the:

Attic Room

11' x 13'1" (max) (3.35m x 3.99m (max))
The attic room offers a fantastic addition to the property, providing an excellent opportunity to expand your living space. It is equipped with a radiator, further storage cupboard and a Velux window, allowing natural light to flood the room.

Outside

The property is situated in a sought-after, non-estate location, offering convenient access to local amenities, Cheadle Cricket Club, convenience stores, and excellent nearby schools. Set back from the road, the property benefits from a driveway providing off-street parking, with a lawned area on either side. Side gated access leads to the rear garden, which is fully enclosed and features a spacious lawn, a paved patio area, and timber panel fencing for added privacy.

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.

