



57 The Green, Cheadle, Staffordshire ST10 1XS
Price guide £395,000



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

This exceptional extended detached house offers everything a growing family could need and more, with a perfect blend of space, style, and functionality. Meticulously improved by the current owners, this home boasts a welcoming entrance hall that leads to a beautifully presented lounge, featuring a stunning focal fireplace and a bay window that adds character and floods the space with natural light. The heart of the home lies at the rear, where a full-width extension has created a huge, open-plan sitting and dining area. This modern space showcases elegant dove grey shaker-style units and high-end built-in appliances, creating the ideal environment for family meals and entertaining guests. The adjoining utility room adds even more practicality, while the downstairs cloakroom offers added convenience for family living. One of the standout features of this property is the converted garage, which provides a spacious ground-floor bedroom with its own en-suite wet room — perfect for an elderly child or dependent relative, offering privacy and independence.

Upstairs, the master bedroom is a true retreat, with an en-suite for added luxury. Three further well-sized bedrooms and a family bathroom provide ample space for everyone.

Outside, the property is approached by a generous tarmac driveway, complemented by a low-maintenance tegular-paved area and a walled boundary that ensures privacy and security. The beautifully landscaped rear garden is a true oasis, with a well-maintained lawn, Indian stone-paved patio, and a decking area — perfect for summer gatherings or quiet relaxation in your own private space.

This is more than just a house; it's a home designed to meet every need. With a spacious layout, stylish finishes, and thoughtful extensions, this property is ideal for families looking for the perfect blend of comfort, convenience, and luxury. Don't miss out on the chance to make this dream home your own.



The Accommodation Comprises

Entrance Hall

15'3" x 6'0" (4.67 x 1.85)

Step into a generously sized and inviting entrance hall, offering seamless access to the ground floor living spaces. Featuring a stylish marble effect tiled flooring, a radiator for warmth, and a UPVC double-glazed entrance door with a side panel. Stairs lead gracefully to the first floor, completing the welcoming atmosphere.

Lounge

16'9" (max) x 11'3" (5.11m (max) x 3.43m)

A generously sized reception room, featuring a striking fireplace with a fitted gas fire, creating a cosy and inviting focal point. The large bay window at the front fills the space with natural light, enhancing the room's bright and airy feel. An elegant archway seamlessly connects to the adjoining dining area, adding to the open and spacious layout.

Open Plan Breakfast Kitchen

18'7" x 21'8" (5.66m x 6.60m)

Introducing a beautifully designed open-plan kitchen in a stylish dove grey shaker style, newly installed and featuring sleek quartz-effect worktops with integrated lighting for a modern touch. This stunning space includes top-of-the-line Bosch appliances: a 5-ring induction hob with an extractor hood, two built-in electric ovens, and a Zanussi large dishwasher. For added convenience, there are two full-length Zanussi fridge/freezers.

The kitchen is further enhanced by an inset ceramic sink with a modern mixer tap, as well as three Velux windows that flood the room with natural light. A stunning marble-effect white and grey tiled floor, adding a touch of elegance and sophistication to the space while maintaining a practical, easy-to-clean surface while the UPVC double-glazed patio doors open to the rear garden, perfect for indoor-outdoor living.

Additional features include two UPVC windows, inset spot lighting, and two feature radiators that add both warmth and character to this inviting space. A truly functional and elegant kitchen that blends contemporary design with the latest in kitchen technology.

Dining room

8'7" x 11'0" (2.62m x 3.35m)

Measured separately but seamlessly integrated into the kitchen, provides ample space for a dining table, creating the perfect setting for family meals or entertaining guests. With patio doors that open out directly onto the garden, this area offers a lovely flow between indoor and outdoor living, enhancing the overall functionality and appeal of the space.

Sitting Area

8'7" x 11'9" (2.62m x 3.58m)

The sitting area, measured separately but part of the open-plan kitchen, offers a cosy space perfect for TV watching and relaxing. This versatile area enhances the kitchen's layout, providing a comfortable spot to unwind while staying connected to the heart of the home

Utility room

12'3" x 5'7" (max) (3.73m x 1.70m (max))

Features the same high-quality cabinetry as the kitchen, complemented by elegant marble-effect tiled flooring. It offers space for an automatic washing machine and vent for tumble dryer, along with a radiator. Additionally, there is convenient access to the guest toilet.

Bedroom Five

13'10" x 8'2" (4.22 x 2.51)

A further downstairs bedroom, perfect for a family with multiple children, offers a generously sized double room with its own en-suite facilities. The room features laminate flooring, providing both durability and a modern, stylish finish.

Wet Room

6'0" x 8'2" (1.83 x 2.51)

Fully tiled wet room features a spacious walk-in shower with a plumbed-in shower head, a wash hand basin, and a low flush WC. For added comfort, there is a privacy window and a convenient towel rail, making this space both functional and stylish.

First floor

Stairs rise from the entrance hall leading to:

Landing

Having a built in airing cupboard off housing the hot water cylinder. There is a radiator and access to the loft.

Master bedroom

10'0" x 11'3" (3.07 x 3.45)

A generously sized double bedroom featuring built-in wardrobes and its own en-suite. The room is beautifully positioned with a window that offers a view over the front elevation of the property, adding natural light.

En-Suite

6'5" x 6'3" (1.98 x 1.91)

The en-suite has been newly renovated and upgraded, featuring marble-tiled walls and flooring. It includes a spacious walk-in shower with black framing and a glass side screen, as well as a plumbed-in black shower with an overhead waterfall feature. The sleek wash hand basin is complemented by a grey vanity unit below, providing ample storage. A privacy window completes the design.

Bedroom Two

11'3" x 11'3" (3.45 x 3.45)

Another spacious double room, featuring laminate flooring, a radiator, and a window that fills the room with natural light. It's a comfortable and versatile space.

Bedroom Three

10'2" x 8'2" (3.12 x 2.51)

Offers laminate flooring, a radiator, and a window, providing a bright and comfortable space. It's a flexible room ideal for various needs, whether as a bedroom, study, or additional living area.

Bedroom Four

7'4" x 8'11" (2.24 x 2.72)

A versatile space, featuring laminate flooring, a radiator, and a window that brings in natural light.

Family Bathroom

6'9" x 6'11" (2.08 x 2.13)

The fully tiled family bathroom features a panelled bath with a mixer tap, shower over, and a side screen. It also includes a wash hand basin, bidet, and low flush WC. The room is illuminated by inset spot lighting, with a privacy window and a radiator for added comfort.

Outside

The property is situated in a desirable, non-estate location on the outskirts of Cheadle Town Centre, approached via a tarmacadam driveway that offers ample on-site parking for several vehicles, as well as space for a motorhome or caravan. The front of the property features a low maintenance paved section, bordered with hedging.

Gated access to the side of the property provides pedestrian entry to the rear garden, which has been thoughtfully landscaped to include a larger-than-average lawned area. The garden also boasts an Indian stone-paved patio seating area, ideal for outdoor dining, and a further decking area perfect for summer entertaining. Additionally, there is a garden shed for extra storage.

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

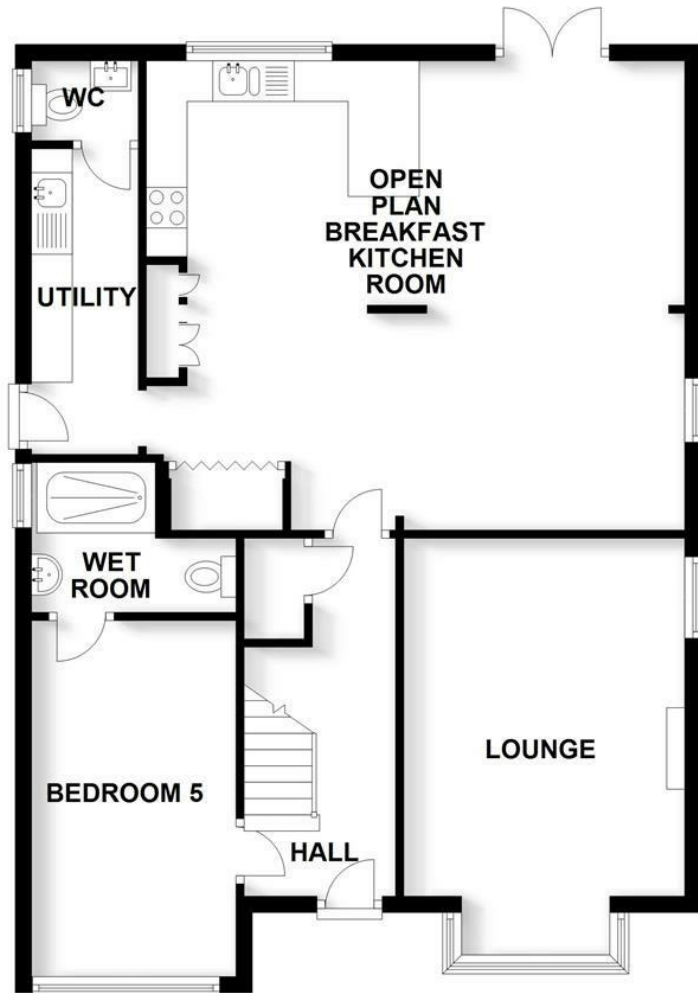
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





GROUND FLOOR

APPROX. 893.1 SQ. FEET



FIRST FLOOR

APPROX. 608.5 SQ. FEET



TOTAL AREA: APPROX. 1501.6 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		
(81-91) 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		

