



**15 Ash Tree Hill, Cheadle, Staffordshire ST10 1UQ**  
**Offers over £339,950**



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

Discover the perfect blend of comfort and convenience in this established and mature detached house, now available with no upper chain. This spacious property offers a lifestyle of ease and luxury, starting with an inviting entrance porch that opens into a welcoming hallway complete with a cloakroom. The large lounge, featuring a striking white fireplace with a fitted gas fire, serves as a cosy focal point for relaxation. Adjacent to the lounge, the elegant dining room is ideal for family meals and entertaining guests. The additional conservatory extends your living space and offers delightful garden views, perfect for unwinding. The modern kitchen/breakfast area is equipped with integrated appliances and a convenient courtesy door to the rear garden, making meal prep a breeze. Upstairs, the master bedroom is a private retreat with its en-suite bathroom. Three additional bedrooms and a well-appointed family bathroom complete the upper level, offering ample space for family or guests. Situated in a tranquil cul-de-sac in Cheadle, the property boasts a charming lawned frontage edged with a small hedgerow. The driveway provides ample parking and leads to the attached garage. The enclosed rear garden is beautifully maintained with a lush lawn and vibrant flower borders, creating an idyllic outdoor space. Ash Tree Hill offers the best of both worlds – a peaceful setting within walking distance of Cheadle High Street. Enjoy easy access to shopping facilities, a variety of eateries, and excellent schools, making this the perfect home for families.



## **The Accommodation Comprises**

### **Covered Entrance Porch**

#### **Entrance Hall**

13'5" x 5'4" (4.09m x 1.63m )

Having a radiator.

#### **Cloakroom**

6'6" x 4'7" (1.98m x 1.40m )

An elegantly appointed with a wash hand basin set in a stylish vanity unit, a low flush WC, a single radiator, and sleek laminate flooring. A UPVC window ensures the space is bright and airy.

#### **Lounge**

19'3" x 12'8" (5.87m x 3.86m )

A spacious rooms features a stunning white Adam-style fireplace with a marble inset and hearth, complemented by a coal-effect living flame fire. A woodgrain leaded UPVC window enhances the room's charm, while a radiator ensures warmth. Double doors open into the:

#### **Dining Room**

9'9" x 10'4" (2.97m x 3.15m )

Having a radiator.

#### **Conservatory**

UPVC woodgrain windows and patio doors provide direct access to the beautifully maintained garden.

#### **Kitchen/ Dining Area**

9'9" x 12'8" (2.97m x 3.86m )

The kitchen/dining area is thoughtfully designed with an inset sink featuring a mixer tap, a New World built-in electric oven, hob, and extractor hood. It boasts a generous range of pine wooden units topped with ample white work surfaces. Display cabinets and side display shelving add a touch of elegance among the regular cupboards. The space includes plumbing for an automatic washing machine, part-tiled walls, a tiled floor, a radiator, and a large window that floods the area with natural light. A rear entrance door leads out to the garden.

#### **First Floor**

Stairs from the Entrance Hall lead up to the:

### **Landing**

Having a radiator, a UPVC window, and an airing cupboard housing the hot water cylinder. There is also access to the roof void, providing additional storage space.

#### **Master Bedroom**

11'1" x 12'9" (3.38m x 3.89m )

Boasting a range of built-in double wardrobes with overhead storage cupboards, a radiator, and a UPVC window, offering both storage and practicality.

#### **En-Suite Shower Room**

2'8" x 7'5" (0.81m x 2.26m )

Equipped with a Mira electric shower, rail and curtain add privacy to the space. It also features a wash hand basin with a mixer tap, a low flush WC, tiled walls for easy maintenance, and a window for natural light.

#### **Bedroom Two**

9'10" x 11'10" (3.00m x 3.61m )

Comfortably appointed with a radiator for warmth and a window allowing natural light to illuminate the space,

#### **Bedroom Three**

8'9" x 9'8" (2.67m x 2.95m)

Provides convenience and style with built-in wardrobes, ensuring ample storage space. A UPVC window brightens the room.

#### **Bedroom Four**

6'6" x 10'5" (1.98m x 3.18m )

Offering versatility as a comfortable sleeping space or a functional office/ workspace. With its generous size, it accommodates various needs seamlessly. The room is equipped with a radiator for warmth and a window for natural light.

#### **Bathroom**

5'5" x 8'3" (1.65m x 2.51m )

The suite offers a classic pink design, with a panel bath for relaxation, a pedestal wash hand basin, a bidet, and a low flush WC. Completing the space are practical amenities such as a radiator for warmth, a tiled floor for easy maintenance, and a UPVC window allowing natural light to brighten the room.

### **Outside**

The front elevation of the property features a driveway to the side leading to an Attached Garage, providing convenient parking and storage space. A charming front lawned garden area is bordered by an established hedgerow, adding privacy and natural beauty to the surroundings. An impressive established tree stands as a statement piece in the garden, enhancing its character.

At the rear, the garden offers wooden gated access, ensuring security and privacy. A spacious lawn area provides plenty of room for outdoor activities and relaxation. A paved patio area with flower borders offers the perfect spot for alfresco dining or simply enjoying the outdoors. The garden is enclosed by fencing, creating a peaceful and secluded outdoor retreat.

### **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.

### **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**

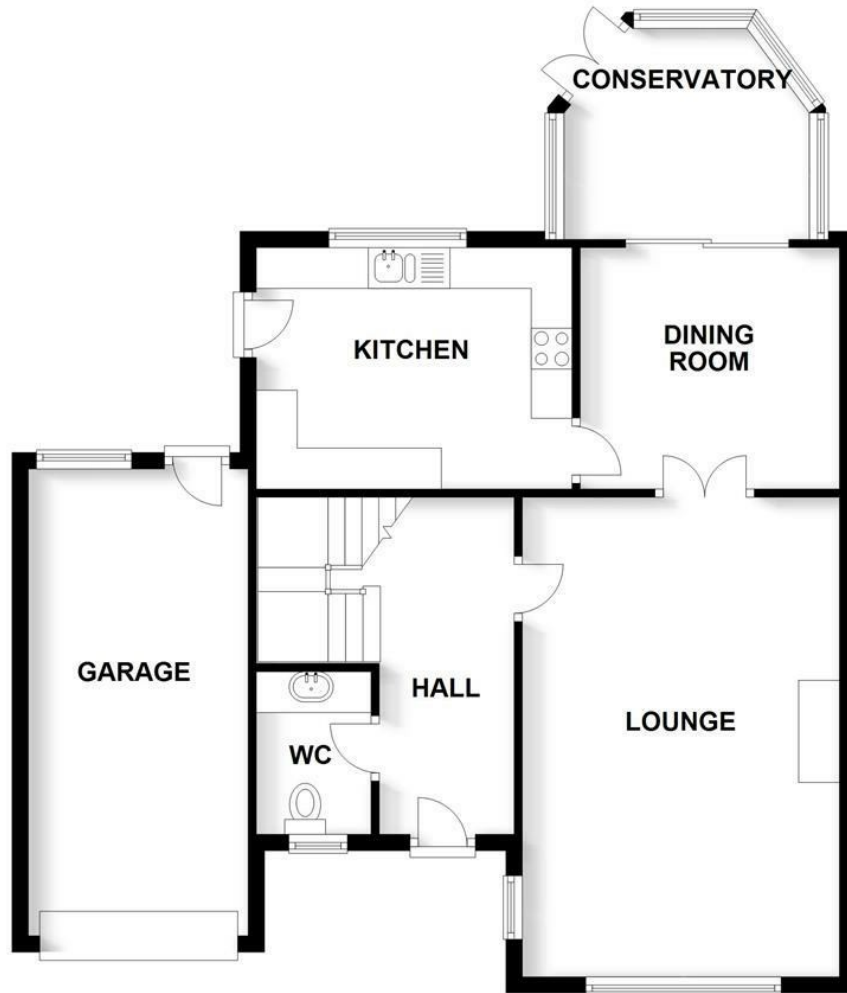
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





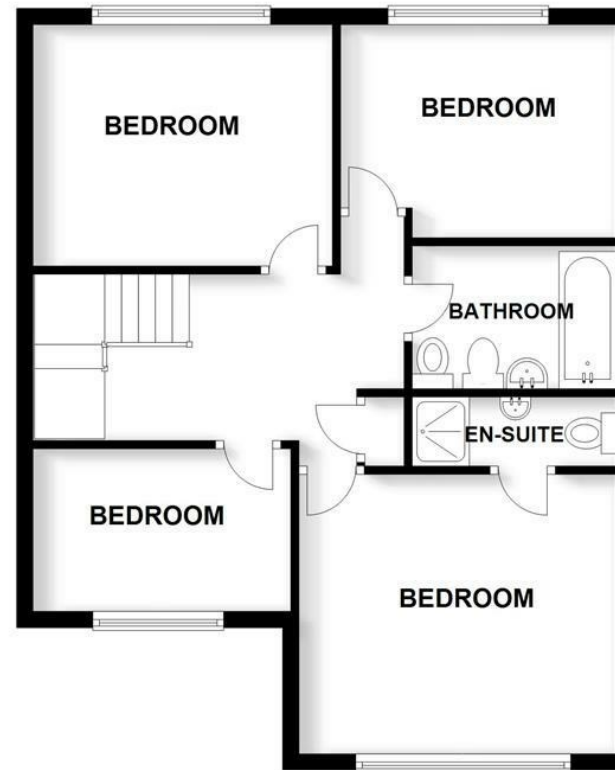
## GROUND FLOOR

APPROX. 874.1 SQ. FEET



## FIRST FLOOR

APPROX. 625.6 SQ. FEET



TOTAL AREA: APPROX. 1499.6 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

