



9 Tuscan Close, Cheadle, Stoke On Trent ST10 1HS
Offers around £345,000



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

This unique property offers versatile accommodation, making it an ideal family home with the added benefit of annexed living space, perfect for an elderly relative or older child. The extensive layout includes an entrance hallway with a guest cloakroom, a spacious lounge through dining area, and double doors leading into a light-filled glass conservatory. The fitted kitchen features stylish purple and cream high-gloss units and is equipped with a wide range of integrated appliances. The kitchen seamlessly leads into the annex accommodation, which includes a living area, a walk-in shower room, and a bedroom. The first floor comprises a master bedroom with fully fitted wardrobes, including a TV hidden within, which opens out at the foot of the bed. Bedroom two is also a double, while a further single bedroom boasts bespoke built-in wardrobes.

Situated in a quiet cul-de-sac, the property enjoys a gravelled frontage with generous parking. The rear garden has been beautifully landscaped, with side gate access leading to an expansive garden featuring an extensive patio area. A paved pathway guides you to the impressive "Badgers Bar," an entertainment hub with sentimental value, offering a dedicated space for relaxation and fun. A further paved patio area to the side provides additional space for outdoor furniture.

It's worth noting that the annex was originally converted to accommodate an elderly relative but has been built with double footings, allowing for potential future extension above if additional accommodation is needed.



The Accommodation Comprises

Entrance Hall

14'4 x 5'3 (4.37m x 1.60m)

Accessed via a UPVC front door and features a stylish radiator, elegant panelled walls, and durable laminate flooring, creating a welcoming first impression

Cloakroom

6'10 x 2'08 (2.08m x 0.81m)

A step down to a low flush WC, a pedestal wash hand basin with a storage unit, and part-tiled walls. Additional highlights include an extractor fan, radiator, laminate flooring, and a convenient storage cupboard.

Lounge/ Dining Area

22'4 x 10'11 (6.81m x 3.33m)

The lounge features a large UPVC bay window, offering a pleasant view of the front elevation. A striking stone-effect feature fireplace with an electric fire serves as the room's focal point. The dining area provides a spacious setting, perfect for accommodating a family dining table. Double-opening doors lead seamlessly into the conservatory, while two radiators provide ample warmth throughout.

Conservatory

12'11 x 10'7 (3.94m x 3.23m)

An additional reception room, featuring expansive glass windows that overlook the garden. It is designed with self-cleaning glass roof for added convenience and includes doors that open directly into the garden. Specially fitted blinds ensure privacy and light control throughout the space.

Kitchen

7'2 x 17'8 (2.18m x 5.38m)

Boasting a newly fitted, modern high-gloss design, complemented by a comprehensive range of built-in appliances, including a fridge/freezer, dishwasher, and washer/dryer. It offers an excellent selection of high and low-level units, with an inset sink and mixer tap integrated into the worktop. The Baxi combination boiler is discreetly housed within a cupboard. Additional features include a single built-in electric oven, a gas hob, and an electric hob, providing both functionality and style.

Annex Living Room

13'8 x 10'3 (4.17m x 3.12m)

Features an electric wall-mounted fire, a front-facing UPVC

window, a radiator, and vinyl cushioned flooring, creating a comfortable and inviting space.

Shower Room

7'2 x 4'9 (2.18m x 1.45m)

A spacious double walk-in shower cubicle with a glass enclosure, complete with a plumbed-in waterfall overhead shower. Additional highlights include a towel radiator, tiled flooring, a low flush WC, and panelled waterproof walls, ensuring both functionality and a modern finish.

Annex Bedroom

7'1 x 7'03 (2.16m x 2.21m)

A UPVC window overlooks the front elevation, laminate flooring, and a double radiator, creating a comfortable and well-lit space. The room offers flexibility and could easily be used for an alternative purpose to suit your needs.

First Floor

Stairs from the Entrance Hall rise up to the:

Landing

The landing features a double UPVC window, providing ample natural light, loft access, and leads to all rooms on the upper level.

Bedroom One

10'11 x 11'0 (3.33m x 3.35m)

The master bedroom offers a bright and airy space, featuring a large UPVC window that fills the room with natural light. It also boasts an impressive range of built-in double wardrobes, providing generous storage space. The room is further enhanced by a double radiator.

Bedroom Two

10'7 x 9'6 (3.23m x 2.90m)

A spacious room, featuring a large UPVC double window that allows plenty of natural light to fill the space. It also includes a double radiator.

Bedroom Three

7'5 x 8'1 (2.26m x 2.46m)

A well-proportioned single room, featuring built-in wardrobes for efficient storage, a radiator for warmth, and a UPVC window that offers natural light and a pleasant view.

Family Bathroom

7'4 x 4'11 (2.24m x 1.50m)

Equipped with a panel bath and mixer tap, a wash hand basin,

and a low flush WC. Additional features include a stylish chrome radiator, a UPVC privacy window, and easy-to-maintain cushion flooring, offering both practicality and comfort.

Outside

The front of the property features a gravelled driveway with ample space for multiple vehicles. Situated in a quiet cul-de-sac, the location offers a peaceful environment with no passing traffic. Flower borders line the edges, adding a touch of natural beauty.

The rear garden is equally impressive, having been thoughtfully landscaped to include a paved patio area and a well-maintained lawn. A paved pathway leads down to Badgers Bar, (18'0 x 10'0) offering a charming outdoor space. To the left, you'll find an additional patterned patio, perfect for outdoor entertaining, along with a timber shed that benefits from electric supply. The garden also offers side gate access and is south-facing, ensuring plenty of sunlight throughout the day.

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		

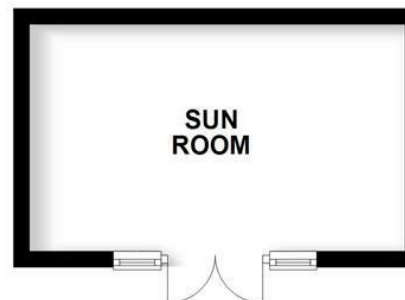
GROUND FLOOR

APPROX. 865.1 SQ. FEET



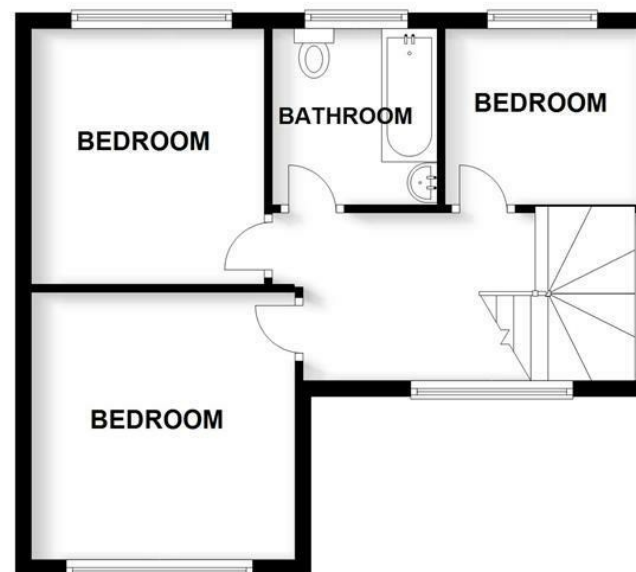
OUTBUILDING

APPROX. 146.2 SQ. FEET



FIRST FLOOR

APPROX. 446.3 SQ. FEET



TOTAL AREA: APPROX. 1457.5 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.

