



**1 Glebe Gardens, Cheadle, Staffordshire ST10 1YW**  
**Offers over £350,000**



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



Nestled within a sought-after residential estate, this well-presented detached home offers everything needed for comfortable family living. Situated on a generous corner plot at the edge of a peaceful cul-de-sac, it enjoys excellent proximity to local schools, shops, and amenities, with the A50 just a short commute away, combining convenience, practicality, and accessibility in one outstanding package. Step through the inviting entrance hallway into a bright and airy lounge that flows seamlessly into the dining area, an ideal space for entertaining family and friends. The stylish kitchen blends modern design with functionality, featuring sleek white gloss units and ample work surfaces that will inspire your culinary creativity. A charming conservatory provides a separate, tranquil space to relax and unwind, perfect for enjoying the warmer months. Completing the ground floor is a convenient downstairs cloakroom for guests. Upstairs, you'll find four generously sized bedrooms, with the master bedroom benefiting from a private en-suite. The family bathroom is fitted with a sleek white suite and a vanity unit, offering both style and practicality. Externally, the property is approached via a tarmac driveway providing ample off-road parking, leading to an attached single garage. The rear garden is low maintenance, featuring a well-kept lawn, a paved patio area ideal for outdoor dining, and a large shed offering valuable storage space.

This superb family home perfectly balances space, style, and location — an opportunity not to be missed



**The Accommodation Comprises:**

**Entrance Hallway**

A welcoming entrance to this superb property, featuring a uPVC double-glazed door and window. The hallway is enhanced by engineered wood flooring, a radiator for comfort, and a practical under-stairs storage cupboard. A staircase leads to the first floor

**Lounge**

13'8" x 10'11" (4.17m x 3.33m)  
A bright and welcoming room, bathed in natural light from a large uPVC window. The space features a contemporary electric fire with a sleek wood-effect surround, complemented by engineered wood flooring. A radiator adds to this cosy and inviting atmosphere making this room perfect for relaxing or entertaining all year round

**Dining Area**

8'11" x 7'10" (2.72m x 2.39m)  
The dining room offers a warm and welcoming atmosphere for the whole family to gather and enjoy meals together. It features a radiator, elegant engineered wood flooring and uPVC French doors that lead into the conservatory.

**Breakfast Kitchen**

17'5" x 8'2" (5.31m x 2.49m)  
The kitchen is fitted with a range of high and low-level white gloss units complemented by ample preparation work surfaces and stylish under cupboard lighting. Features include an inset sink with mixer tap, a gas hob, electric double oven, and a curved glass extractor hood, all set against stylish tiled splash backs. There is a wall mounted baxi boiler which is concealed within the kitchen units, space and plumbing for an automatic washing machine and an integrated dishwasher, fridge and freezer. The room also benefits from a tiled floor, radiator, uPVC double-glazed windows, and a frosted-glass uPVC side door providing additional natural light and external access.

**Downstairs wc**

suite (suite)  
A well-appointed downstairs cloakroom offering a low-flush WC, a wash hand basin with tiled splash back housed in a sleek vanity unit, durable vinyl flooring, and a radiator for added warmth and comfort.

**Landing**

With a practical storage cupboard and loft access

**Master Bedroom**

14'4" x 10'11" (4.37m x 3.33m)  
A generously proportioned master bedroom boasting two uPVC double-glazed windows to the front, flooding the space with natural light. A radiator ensures year-round warmth and comfort, making this an inviting and relaxing retreat

**En suite**

suite (suite )  
This elegant en-suite bathroom features a fully tiled shower cubicle, a low-flush WC, and a wash hand basin housed in a contemporary white gloss vanity unit, with a stylish splash back. A small radiator provides warmth, Vinyl flooring adds practicality, while a frosted uPVC window ensures privacy

**Bedroom Two**

12'10" x 8'8" (3.91m x 2.64m)  
A double bedroom featuring a uPVC double-glazed window to the front, radiator and finished with sleek laminate flooring

**Bedroom Three**

8'10" x 8'8" (2.69m x 2.64m )  
A third bedroom is of comfortable size and features a uPVC window, radiator and laminate flooring

**Bedroom Four**

9'4" x 8'9" reducing to 7" (2.84m x 2.67m reducing to 2.13m)  
A versatile room currently used as an office but can quite easily be a comfortable fourth bedroom. Featuring a uPVC window and radiator

**Bathroom**

suite ( suite)  
The family bathroom is stylishly appointed, featuring a panelled bath, modern chrome towel radiator, low-flush WC, and a wash hand basin set within a sleek white gloss vanity unit. Part-tiled walls and a frosted uPVC double-glazed window combine practicality with contemporary elegance.

**Conservatory**

12'1" x 11'10" (3.68m x 3.61m)  
A serene and inviting space, ideal for relaxing and unwinding, featuring an internal pelmet with ambient down-lighting, a roof window that opens for added ventilation, uPVC doors that provide access to the dining room, and additional doors leading directly to the picturesque rear garden.

**Outside**

To the front, a driveway offers ample off-road parking and leads to an attached garage equipped with an up-and-over door, plus light and power, ideal for convenience and additional storage. The low-maintenance front garden provides easy curb appeal, while the rear garden features a generous lawn and Indian stone patio area, perfect for relaxing or entertaining during the summer months. The garden is complete with a handy shed, offering extra storage space and uPVC fascias and soffits.

**Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.

**Tenure**

We are informed by the vendors that the property is Freehold, but this has not been verifies and confirmation will be forthcoming from 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

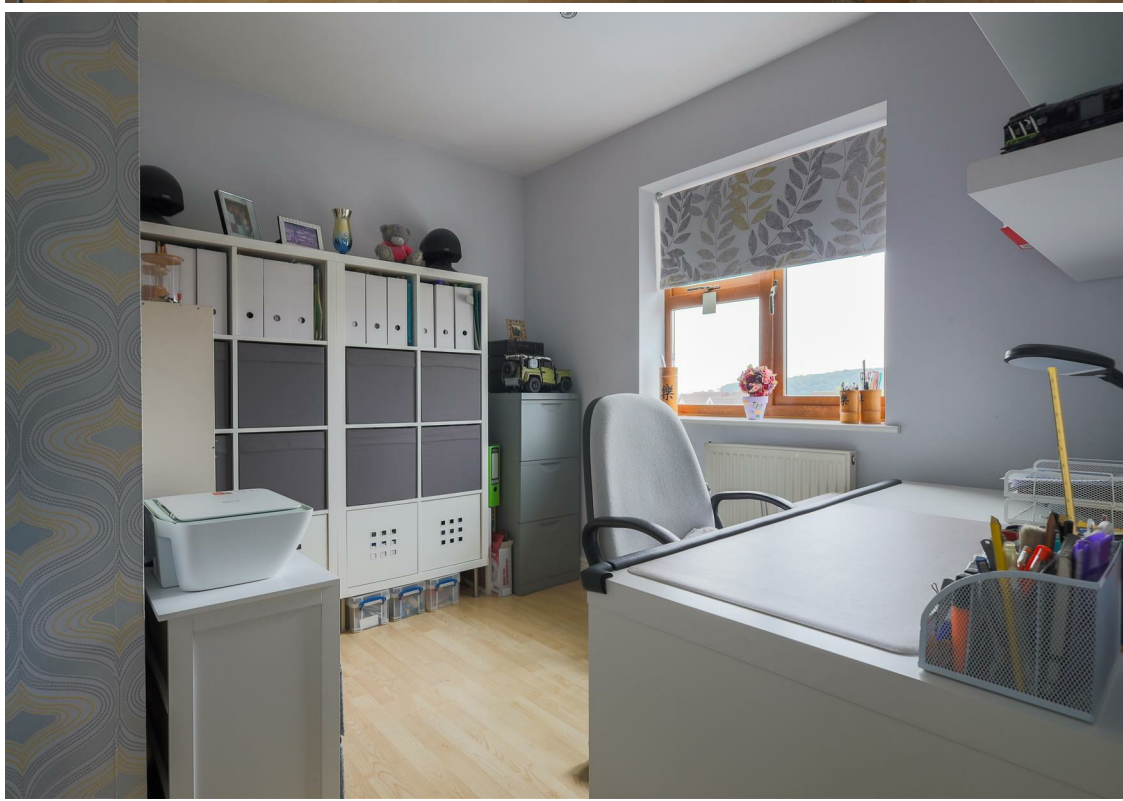
**Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will only be happy to provide you with a quotation whether or not you are buying through our office

**Agents Notes**

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.





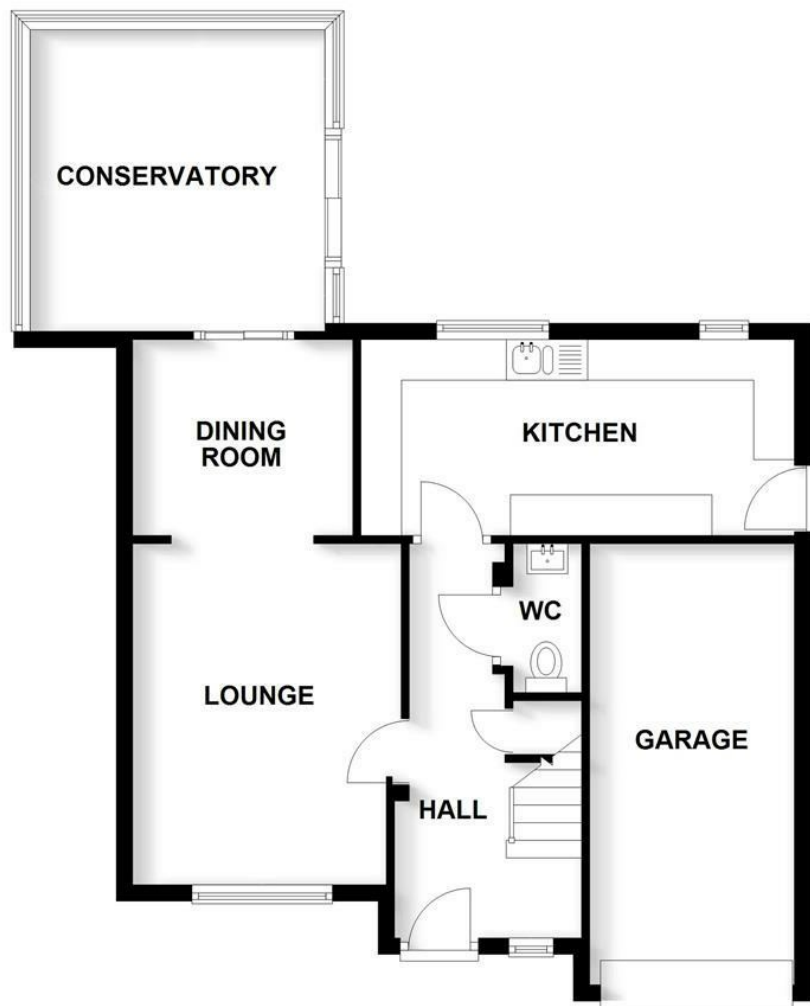






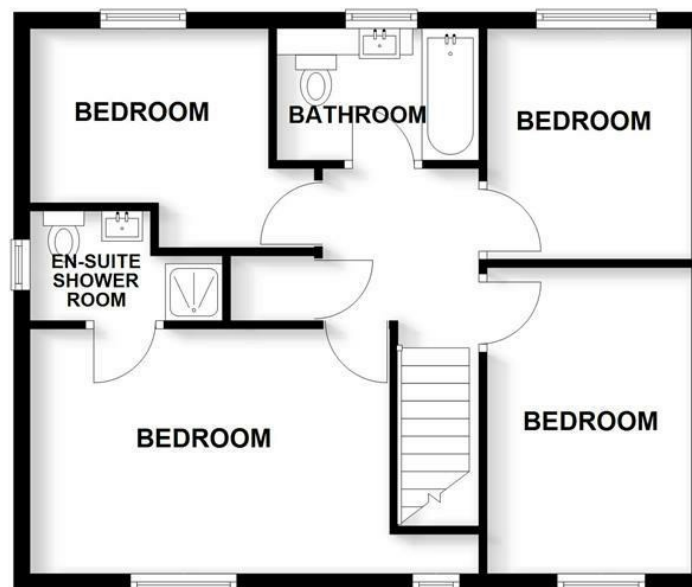
## GROUND FLOOR

APPROX. 785.3 SQ. FEET



## FIRST FLOOR

APPROX. 587.7 SQ. FEET



TOTAL AREA: APPROX. 1373.0 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 |

