



27 Station Road, Cheadle, Staffordshire ST10 1LH
Offers around £250,000



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

A stunning three-bedroom traditional semi-detached home, beautifully combining timeless character with modern comfort. Situated on a generous corner plot in a sought-after location, the property offers ample off-road parking, a detached garage, and well-kept gardens, creating an ideal family home with space to grow. Step inside to a welcoming entrance hall with guest cloakroom, leading into a charming lounge with log burner and woodblock flooring, which flows seamlessly into the dining area and direct access to a stylish kitchen with integrated appliances and a handy utility area. Perfect for modern family life, entertaining, and relaxed living. Upstairs, the home offers two generous double bedrooms, a single bedroom, and a contemporary family bathroom, providing flexible accommodation to suit all family needs. Outside, the spacious rear garden is perfect for outdoor living, children, and pets, while a versatile bar/entertainment outbuilding provides the ultimate space for hosting friends, relaxing, or enjoying memorable gatherings. With generous living space, character, and a prime corner plot, this property is a rare opportunity to enjoy a stylish, comfortable, and truly versatile family home.



The Accommodation Comprises

Entrance Hall

13'10" x 5'11" (4.22m x 1.80m)

An inviting arched entrance porch frames the traditional front door, opening into a welcoming hallway with a sleek porcelain tiled floor that sets the tone for the rest of the home. The hallway provides access to the principal ground floor rooms, features stairs rising to the first floor, and includes a convenient understairs cloakroom/WC.

Guest Cloakroom

The stylish porcelain tiled flooring continues through into this practical and well-presented cloakroom. Fitted with a low-flush WC and wash hand basin set within a modern vanity unit with mixer tap to the side, the space also houses the gas central heating boiler. A Perspex splash-back provides an easy-clean finish to the sink area, complementing the overall contemporary look.

Living Room

13'5" x 11'7" (4.09m x 3.53m)

A charming and characterful space, the living room features a wealth of traditional detail combined with modern comfort. The open inglenook fireplace provides a stunning focal point, housing a log-burning stove set upon a slate hearth with a brick backdrop, while the chimney breast is painted in a stylish feature colour to add warmth and depth. A large UPVC bay window floods the room with natural light and overlooks the front elevation. The traditional woodblock flooring enhances the room's character and continues seamlessly into the adjoining dining area, creating an open-plan feel ideal for modern family living.

Dining Area

11'9" x 11'7" (3.58m x 3.53m)

Continuing seamlessly from the lounge, the dining area enjoys a bright and welcoming atmosphere, ideal for both everyday family meals and entertaining. The flooring reverts to gloss porcelain tiling, providing a smart and practical finish. A brick feature chimney breast houses a second imitation log burner, mirroring the character of the living room and adding a cosy focal point. A rear-facing window offers pleasant views over the garden, while a doorway provides convenient access into the kitchen.

Modern Kitchen/ Utility

15'2" x 7'7" (4.62m x 2.31m)

Stylish and well-appointed, the kitchen is fitted with an impressive range of slate grey high-gloss units complemented by modern silver handles and ample worktop space. Built-in appliances include a dishwasher, while a black inset twin-bowl sink unit with drainer and swan-neck mixer tap is positioned beneath a side-facing UPVC window, allowing for plenty of natural light. A skylight further enhances the bright and airy feel of the room, flooding the space with additional daylight.

The kitchen also cleverly combines a handy utility area, offering plumbing and space for a washing machine and tumble dryer, conveniently designed to sit stacked one above the other for efficient use of space. There is also space for an American-style fridge freezer, neatly framed by surrounding cabinetry for a built-in look. Included in the sale is a freestanding range cooker with extractor hood above. The porcelain tiled flooring continues through from the dining area, completing this contemporary and practical space.

First Floor

Stairs rise to the Landing area:

Landing

A spacious and bright landing provides access to all first-floor rooms, offering a welcoming and open feel. Its generous proportions make it a practical area for additional storage or display, while maintaining a light and airy atmosphere throughout the upper floor

Bedroom One

13'7" x 10'7" (4.14m x 3.23m)

A beautifully appointed principal bedroom, featuring stunning built-in fitted wardrobes and matching drawer units, thoughtfully designed to incorporate a TV station for convenience. A large front-facing window floods the room with natural light and offers pleasant views over the front elevation, creating a bright and inviting space.

Bedroom Two

12'0" x 10'7" (3.66m x 3.23m)

A further generous double bedroom, thoughtfully designed with built-in wardrobes and storage units framing a convenient TV station. The room is naturally bright and enjoys pleasant views over the rear garden, offering a comfortable and versatile space.

Bedroom Three

7'1" x 5'9" (2.16m x 1.75m)

Currently utilised as a home office, this versatile room offers ample space to accommodate a single bed, making it ideal as a bedroom or nursery. Positioned at the front of the property, the room benefits from pleasant views over the front elevation, providing a bright and adaptable space to suit a variety of needs.

Family Bathroom

6'9" x 5'9" (2.06m x 1.75m)

The family bathroom is fitted with a white suite, comprising a panelled bath with mixer tap and an overhead plumbed-in shower complete with a side curtain. A pedestal wash hand basin complements the suite, while fully tiled cream walls with a matching border create a clean and neutral finish. A privacy window ensures natural light while maintaining discretion. The room also benefits from a double storage cupboard, providing convenient space for towels and bathroom essentials, making this a practical and well-presented family bathroom.

Outside

Set on a generous corner plot, this home boasts an impressive block-paved driveway to the front, flanked by well-maintained lawned gardens on either side—one with a walled boundary and the other with fencing—creating an attractive and private frontage. A side driveway with gated access leads directly to a detached garage, offering secure parking and excellent storage.

To the front and side of the property, a charming outbuilding provides a bar and entertainment space, perfect for socialising, hosting friends, or simply relaxing. The rear garden is a true family haven, predominantly lawned with paved pathways, offering ample space for children to play, for pets to roam, or for outdoor entertaining in a private and tranquil setting. Whether you enjoy gardening, alfresco dining, or simply soaking up the sunshine, this outside space provides a versatile and inviting backdrop to everyday living.

Bar/ Entertainment Suite

16'9" x 10'9" (5.11m x 3.28m)

A versatile and well-designed outbuilding, featuring fully wooden-paneled walls and ceiling with strip lighting. The space includes a relaxation area with sofa (included in the sale), a darts area, and space for a hot tub. Patio doors open directly onto the garden, creating a seamless indoor-outdoor flow. Ideal for entertaining and socialising, this building offers a range of uses and is perfect for those who enjoy hosting gatherings or parties.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The combination boiler was installed in 2020 and serviced annually, and currently has approximately 4.5 years remaining on its warranty.

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

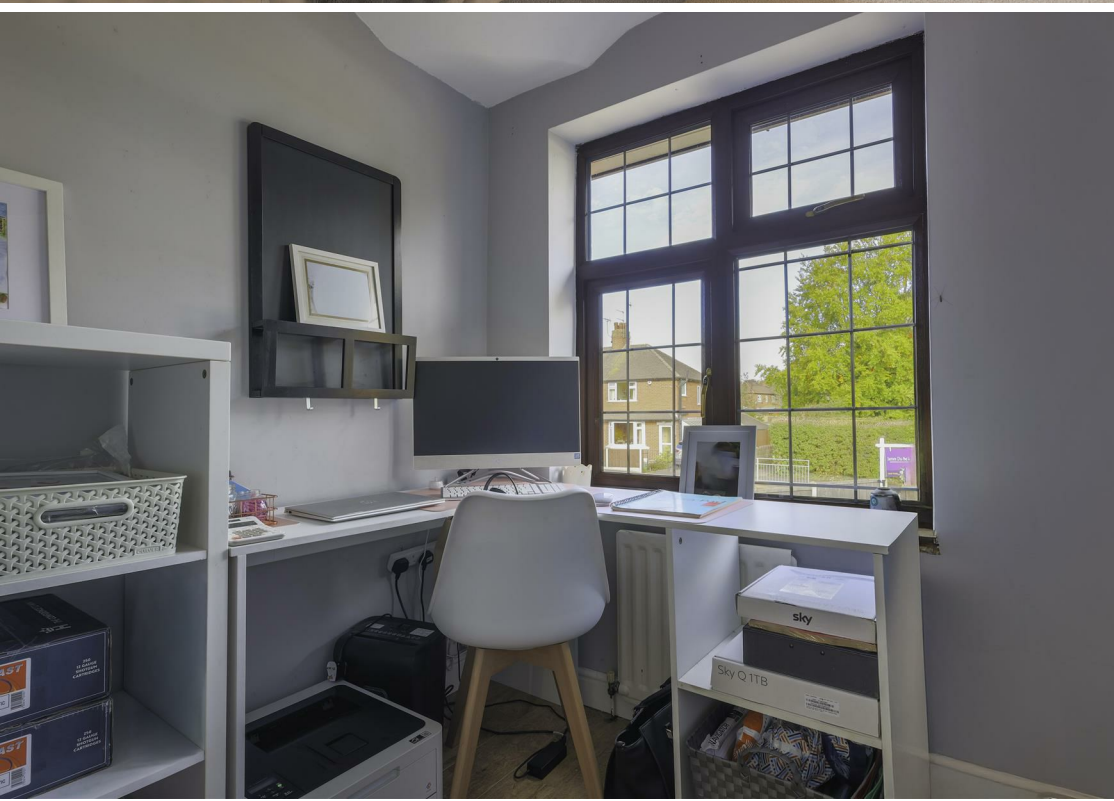
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

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.

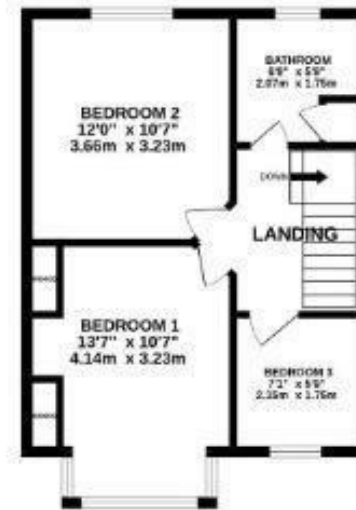





GROUND FLOOR
642 sq. ft. (78.2 sq.m.) approx.



1ST FLOOR
409 sq. ft. (38.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	