



**36 Kingfisher Crescent, Cheadle, Staffordshire ST10 1RZ**  
**Offers around £275,000**



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

\*\*\*\*\* A Stunning Detached Family Home with Exceptional Living Space and Private Gardens \*\*\*\*\*

An outstanding opportunity to own a beautifully presented detached family home, offering spacious accommodation, versatile living areas, and a generous, private outdoor plot. Located on the edge of a quiet residential estate, this property combines the peace of suburban living with easy access to Cheadle town centre, an array of local shops, excellent schools, and excellent commuter links.

Step inside to a welcoming entrance hallway leading to a bright and airy L-shaped lounge and dining area, perfect for family living and entertaining. The focal point of the lounge is a feature Adam-style fireplace with a marble hearth and fitted gas fire, creating a warm and inviting atmosphere. Two sets of patio doors, including a sliding door, open directly onto the decked terrace, seamlessly blending indoor and outdoor living. The fitted kitchen offers practical space for cooking, while the generously sized utility room provides additional storage, work surfaces, and plumbing for laundry appliances. Upstairs, the property boasts three well-proportioned bedrooms, including two comfortable doubles with fitted wardrobes. The family bathroom features a contemporary white three-piece suite, completing the first-floor accommodation. Externally, the home is set on a generous plot, with ample driveway parking and a partially converted side garage providing versatile storage space. The rear garden is thoughtfully designed in three manageable tiers: a large decked terrace ideal for outdoor entertaining, a gravelled landscaped area, and a substantial lawned section, all fully enclosed for privacy and enjoying a non-overlooked setting. This home represents the perfect blend of size, style, and location—ideal for growing families seeking comfort, convenience, and a peaceful environment. A rare opportunity to secure a property of this calibre in a highly sought-after area.



## **The Accommodation Comprises:**

### **Entrance Hall**

10'9" x 5'5" (3.28m x 1.65m)

Entering through a UPVC double-glazed door with privacy glass, you are welcomed into a spacious and inviting hallway. The hallway provides access to all downstairs living accommodation and features stairs rising to the first floor. A convenient cloakroom is located just off the hallway, adding practical functionality to the space.

### **Cloakroom**

The laminate flooring from the hallway continues seamlessly into the cloakroom, creating a cohesive and easy-to-maintain space. The room is fitted with a wash hand basin, a low-flush WC, and a UPVC double-glazed window with privacy glass, providing natural light while maintaining discretion.

### **Spacious Lounge/Dining Area**

18'1" x 16'1" (max) narrowing to 8'11" (5.51m x 4.90m (max) narrowing to 2.72m)

A generous, L-shaped lounge providing ample space to accommodate a separate dining area. The lounge features a striking Adam-style fireplace with a marble inset and hearth, complete with a fitted gas fire serving as the room's focal point. Natural light floods the space through two sets of patio doors, including one sliding door, both of which open onto the decking area, seamlessly extending the living space outdoors.

### **Kitchen**

11'11" x 8'10" (3.63m x 2.69m)

A good range of high and low level base units with ample black gloss work surface over incorporating a stainless steel sink unit with mixer tap, a built in cooker with extractor hood over. A UPVC double glazed window overlooks the front elevation. There are coordinating part tiled walls which acts as tiled splash backs, there is a tiled effect floor and access to the Utility Room/ Storage area.

### **Utility**

10'9" x 11'1" (3.28m x 3.38m)

Featuring a rear-facing UPVC double-glazed window and

door, providing natural light and external access. The room is fitted with several storage cupboards and ample work surfaces, offering practical functionality. Originally converted from the rear of the garage, the space includes plumbing for an automatic washing machine and provides additional storage options, making it highly adaptable to suit a variety of household needs.

### **First Floor**

Stairs rise up to the:

### **Landing**

A UPVC double-glazed window to the side elevation. It provides access to all bedrooms and includes loft access, which is insulated and offers additional storage space.

### **Bedroom One**

9'11" x 8'11" (3.02m x 2.72m )

A spacious principal bedroom with a UPVC double-glazed window overlooking the front elevation, flooding the room with natural light. The room features fitted wardrobes across one wall, providing excellent storage, and is complemented by a radiator.

### **Bedroom Two**

10'1" x 8'11" (3.07m x 2.72m )

A well-proportioned bedroom with a UPVC double-glazed window allowing natural light to fill the space. The room is equipped with a radiator.

### **Bedroom Three**

8'9" x 8'9" (reducing to 5'10") (2.67m x 2.67m (reducing to 1.78m) )

A comfortable bedroom featuring a UPVC double-glazed window that provides natural light and a radiator. This versatile room is suitable as a bedroom, nursery, or home office.

### **Family Bathroom**

5'5" x 8'10" (1.65m x 2.69m)

A contemporary bathroom suite in white, comprising a panelled bath with an electric shower over, a pedestal wash hand basin, and a low-flush WC. The room features tiled flooring and a UPVC double-glazed window with privacy glass, combining style with practicality.

### **Outside**

To the front of the property, a driveway provides ample on-site parking and access to the side garage. The garage has been partially converted for storage and features a metal up-and-over door.

The rear garden is particularly impressive in size, laid out across three distinct tiers. The first tier features a large decked terrace, perfect for outdoor seating and a BBQ, ideal for relaxing and enjoying the view. Steps lead down to a gravelled area, with the third tier comprising a fully enclosed lawned garden, offering a safe and private space for children, pets, or recreational use.

### **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.





