



**16 Friars Close, Cheadle, Staffordshire ST10 1AT**  
**Offers in the region of £450,000**



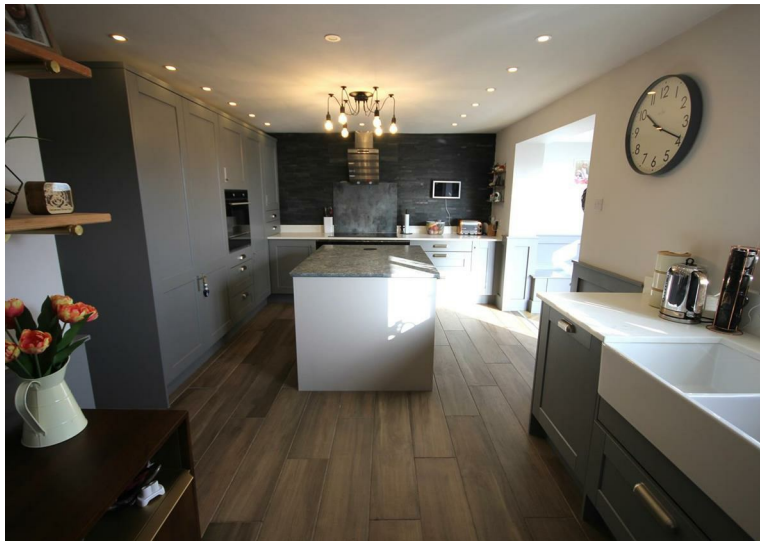
***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers

A sensational detached dormer bungalow sat privately behind electric gates has been recently renovated to a lovely standard making this a modern home that would suit all age of buyers, a real family sized home.

Located within a short stroll of Cheadle town centre which offers a brilliant variety of amenities on the doorstep to cater your needs. Beautifully presented and well maintained, the property itself has undergone several renovations and has been extended giving it a completely modern feel throughout.

In through the entrance porch and stepping into the inner hallway with cloakroom off, there is a spacious L shaped lounge benefitting from a multi fuel burner and a further reception room which could be used for a variety of purposes. An impressive kitchen offers a multiple range of built in appliances and access through into the Orangery which is ideal for the family dining area and having doors that open out onto the rear garden. The master bedroom offers built in furniture along with its exclusive en-suite shower room and along with bedroom two this now completes the ground floor accommodation. Rising up there are two further bedrooms and a family bathroom with modern fittings. The property does have the benefit of a Utility Area located within the garage, ample on-site parking space and landscaped gardens to the rear.

Internal inspection is highly recommended!



## The Accommodation Comprises

### Entrance Porch

6'4" x 5'5" (max) (1.93m x 1.65m (max) )

On entry via a composite front entrance door with UPVC side panels, the hallway has modern spotlighting and a tiled floor.

### Inner Hallway

11'2"(max) x 8'3" (max) (3.40m(max) x 2.51m (max) )

The inner hallway provides access into the living accommodation and kitchen. There is a feature radiator, tiled flooring and a built in storage cupboard. Access to the Cloakroom also.

### Cloakroom

4'6" x 2'10" (1.37m x 0.86m )

Suite comprising of a wash hand basin and low flush WC. The room has part tiled walls and the tiled flooring continues through from the inner hallway, inset spotlighting.

### Spacious Lounge

17'10" (max) x 17'5" to 9'3" (5.44m (max) x 5.31m to 2.82m)

The 'L' shaped lounge offers an abundance of space having a traditional multi fuel burner, feature radiator and a large UPVC window over looking the front aspect, access into the Utility Room off.

### Reception/Play Room

10'9" x 17'1" (3.28m x 5.21m)

The play room offers an excellent range of built in cupboards with ample work surface over, could also been used as a home office depending on the incoming purchasers needs. The room has partly laminate flooring, a feature radiator and two UPVC windows.

### Bedroom Two

9'1" x 7'9" (2.77m x 2.36m)

Having built in wardrobes, feature radiator and UPVC window.

### Breakfast Kitchen

11'10" (max) x 22'2" (max) (3.61m (max) x 6.76m (max) )

The kitchen is stylish in design, fitted with a contemporary range of cupboards, drawer units and solid resin work

surfaces above with an added feature island also providing further storage and extra work space. A Belfast sink is embedded within the worktop offering a hot & cold water mixer tap and sits under a UPVC window. Built in appliances include an induction Bosch hob (with extractor hood above), microwave, two electric ovens, a warming drawer, fridge, freezer and dishwasher. The tiled floor flows through still and modern inset spotlighting. A handy understairs Pantry is located just off.

### Orangery

8'4" x 10'10" (2.54m x 3.30m )

The Orangery is currently used as a dining area as it provides built in seating for a family dining table and UPVC patio doors which open out onto the garden. There is a feature radiator, UPVC window and tiled floor.

### Utility Room

7'0" x 6'7" (2.13m x 2.01m )

The utility has an inset sink unit with mixer tap and base cupboards under. There is a velux window.

### Master Bedroom

11'3" x 13'1" (3.43m x 3.99m )

The bedroom is fully fitted with a range of wardrobes & drawers along with two UPVC windows.

### En-Suite Shower Room

7'5" x 7'5" (2.26m x 2.26m )

The room is fully tiled with a corner shower cubicle offering a plumbed in shower spray, a wash hand basin with vanity unit under and a low flush WC. The room has a tiled floor, privacy UPVC window and inset spotlighting.

### First Floor

Stairs from the Inner Hall provide access up to further slumber accommodation.

### Bedroom Three

11'10" x 7'6" (3.61m x 2.29m )

Having built in wardrobes, bedroom units and a feature radiator. There are inset spot lights and a UPVC window.

### Bedroom Four

8'6" x 10'7" (2.59m x 3.23m )

With built in wardrobes and units, feature radiator and a UPVC window. There are stairs leading up to the:

### Family Bathroom

6'0" x 13'9" (1.83m x 4.19m )

Designed with a modern style in mind, there is a one & half bath with mixer tap and hand-held hair spray attachment, separate shower cubicle with plumbed in shower spray, an inset wash hand basin with mixer tap and storage below and lastly a low flush WC. The room is again fully tiled with LVT flooring, spotlighting, two velux windows and feature radiator.

### Outside

The property is approached via electric gated access with an intercom system. Pulling through the gates you are welcomed onto a tarmac driveway providing ample on-site parking space to the front elevation and access to the side Garage (See below for details). To the rear is a large paved patio area which is ideal for outside entertainment during the summer months which is edged with a lush lawned garden offering the ideal place for the kiddies to play or simply just to relax in.

### 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

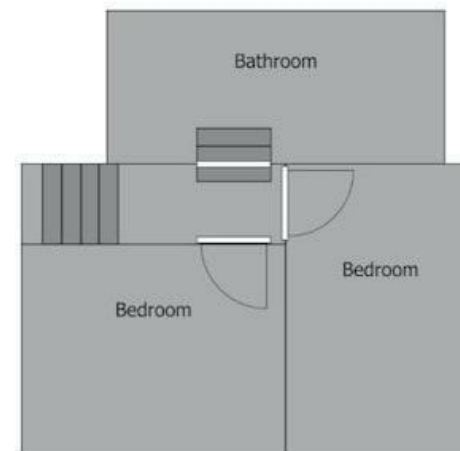
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

