



11 Dandillion Avenue, Cheadle, Staffordshire ST10 1LR
Offers around £229,950



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

A wonderful opportunity to acquire this much-loved and well-maintained three-bedroom semi-detached home, pleasantly positioned in an established residential location on the outskirts of Cheadle town centre. Offering generous and versatile accommodation, ample parking and excellent potential for personalisation, the property is ideally suited to growing families, first-time buyers or those looking to create their perfect long-term home.

The property is approached via a substantial tarmac driveway, providing ample off-road parking for several vehicles. A covered carport continues through to a single garage, offering further secure parking or useful storage.

Internally, the welcoming accommodation begins with an entrance hall and convenient ground-floor wet room. The spacious living room features an impressive stone fireplace and opens into a generously sized conservatory with a solid roof, creating a fantastic additional reception space that can be enjoyed throughout the year. Double patio doors open directly onto the fully enclosed, low-maintenance rear garden—perfect for outdoor dining, entertaining and relaxing. The good-sized kitchen is fitted with wooden cabinetry and a range of integrated appliances.

Upstairs are two comfortable double bedrooms, a versatile third bedroom and a well-appointed, fully tiled shower room. The home has clearly been cared for over the years and is presented in good order throughout, allowing the next owner to move in and make cosmetic updates gradually to suit their own style.

Combining generous living space, excellent parking, a garage and an enclosed garden within easy reach of Cheadle town centre, this appealing property has all the ingredients of a wonderful family home. Offered for sale with no upper chain, early viewing is highly recommended.



Accommodation Comprises

Entrance Hall

7'0" x 5'10" (2.13m x 1.78m)

Accessed via a UPVC double-glazed entrance door with a generous glazed panel, allowing plenty of natural light into the space.

Fitted Kitchen

12'0" x 13'11" (3.66m x 4.24m)

A good-sized kitchen fitted with a range of wooden wall and base units, complemented by cream work surfaces and long chrome handles. An inset sink and drainer with mixer tap is positioned beneath a UPVC double-glazed window. Integrated appliances include an Ignis double oven and grill, together with an electric hob and extractor hood. Further features include tiled flooring, a ceiling-mounted strip light, a double radiator, a useful understairs storage cupboard and a partially glazed UPVC courtesy door providing access to the side of the property.

Living room

11'8" x 16'5" (3.56m x 5.00m)

A welcoming and characterful living room, centred around an impressive stone feature fireplace with a marble inset and hearth, housing a fitted gas fire. The stonework incorporates an attractive display shelf, ideal for ornaments, while shelving to either side and a dedicated TV/media alcove provide both practical storage and display space. A radiator completes the room, with double doors opening into the conservatory and creating a pleasant flow between the two living areas.

Conservatory

A fantastic addition to the home, this generously sized conservatory provides a versatile extra living and entertaining space that can be enjoyed throughout the year. UPVC double-glazed windows surround the room, allowing plenty of natural light, while centrally positioned double patio doors open directly onto the rear garden. Further benefits include tiled flooring and a fully insulated solid roof.

Ground-Floor Wet room

5'0" x 4'8" (1.52m x 1.42m)

Conveniently located just off the entrance hall, this well-appointed wet room is fully tiled throughout and benefits from two high-level privacy windows, allowing natural light while maintaining privacy. The suite comprises a wall-mounted wash hand basin, low-level WC and shower area with folding screens. Further features include a chrome heated towel rail and a wall-mounted mirror with lighting above.

First Floor

Stairs from the Entrance Hall lead up to the:

Master Bedroom

12'0 (into wardrobe) x 10'1" (3.66m (into wardrobe) x 3.07m)

A well-proportioned principal bedroom benefiting from two built-in double wardrobes, providing excellent storage space. Further features include a radiator and a UPVC double-glazed window allowing plenty of natural light.

Bedroom Two

10'10" x 9'5" (3.30m x 2.87m)

Another well-proportioned bedroom benefiting from built-in wardrobes and an integrated drawer unit, providing excellent storage. Further features include a radiator and a UPVC double-glazed window, allowing plenty of natural light.

Bedroom Three

7'10" x 6'7" (2.39m x 2.01m)

A versatile third bedroom benefiting from built-in wardrobes, a radiator and a UPVC double-glazed window providing natural light. The room would also make an ideal home office, nursery or guest bedroom.

Shower Room

6'7" x 6'3" (2.01m x 1.91m)

A well-appointed shower room fitted with an enclosed shower cubicle and electric shower, a wash hand basin set within a useful vanity unit, and a concealed-cistern WC incorporated into matching cabinetry. Further benefits include two display shelves and fully tiled walls and flooring, creating a practical, easy-to-maintain finish.

Outside

The property is approached via a substantial tarmac driveway, providing ample off-road parking for several vehicles. A covered carport continues through to a single garage, fitted with a metal up-and-over door. Access to the property is available from both the front and side elevations, with timber-panelled fencing forming the boundaries.

To the rear is a fully enclosed, low-maintenance garden, predominantly paved to create a generous patio area ideal for outdoor seating and entertaining. A raised corner flower bed, together with established flowers and shrubs, provides welcome greenery and scope for further planting. The garden also benefits from a greenhouse and timber-panelled boundary fencing.

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

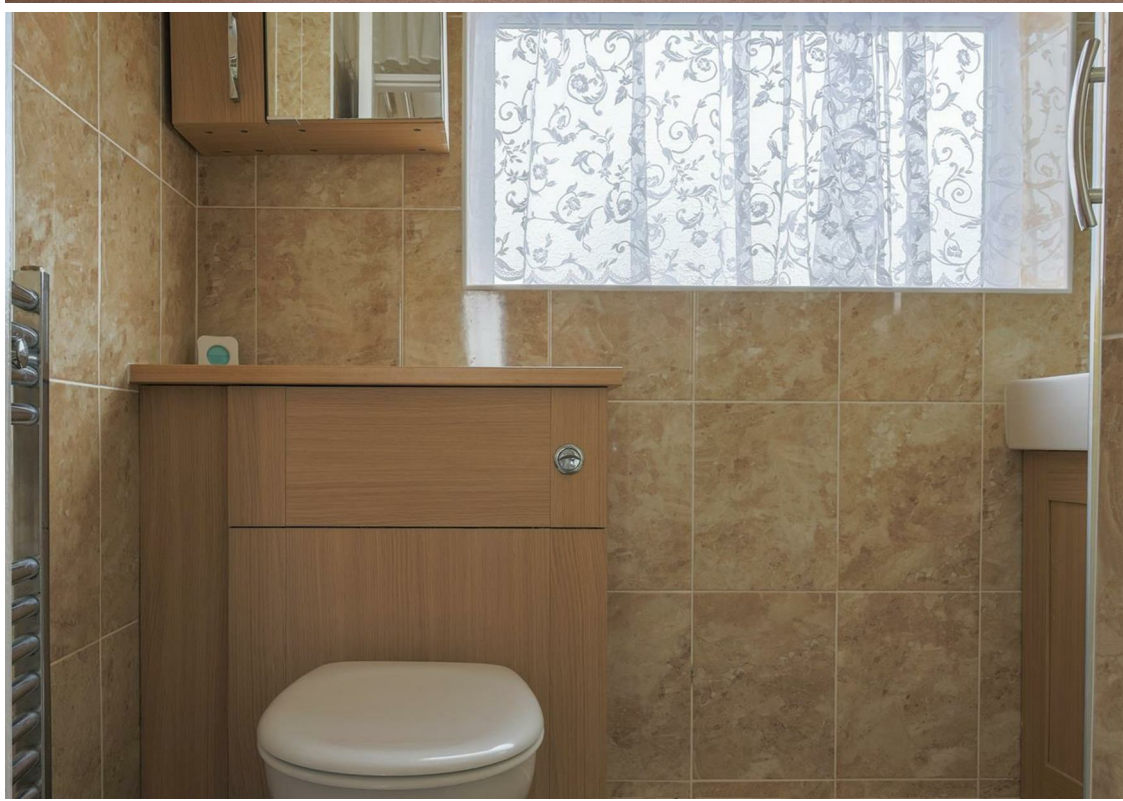
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

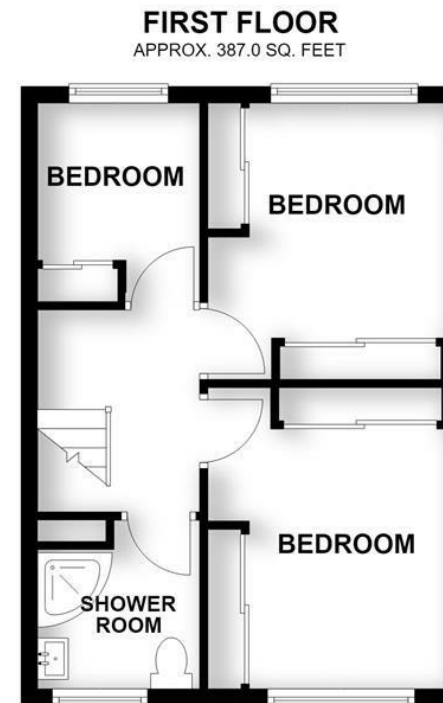
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







TOTAL AREA: APPROX. 1122.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			72
(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 	

