



£250,000

3 Bedroom Semi-Detached House for sale
8 Park Avenue Cheadle, Cheadle, Stoke-on-Trent



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Overview

Set within a well established residential area of Cheadle, this charming 1930s semi-detached home combines classic character with practical family living, all enhanced by delightful open views to the rear.



Key Features

- NO ONWARD CHAIN
- Council Tax Band 'B'
- Lovely Adjoining Conservatory
- Traditional 1930's Semi-Detached Home
- Open Views Over the Cricket Field
- Large Driveway, Car-port & Garage
- Close to Excellent Local Amenities
- Three Reception Rooms









Set within a well established residential area of Cheadle, this charming 1930s semi-detached home combines classic character with practical family living, all enhanced by delightful open views to the rear.

From the outset, the property offers excellent kerb appeal, with a generous driveway leading to both a car port and detached garage-providing ample off-road parking and storage. Inside, the home retains a warm, traditional feel, complemented by well-proportioned living spaces.

The ground floor features two inviting reception rooms, offering flexibility for both formal entertaining and relaxed family living. The spacious lounge flows seamlessly into a bright conservatory, creating a wonderful connection to the garden and making the most of the picturesque outlook. The kitchen is conveniently positioned, with easy access to the outdoor space and adjoining areas.

Upstairs, there are three comfortable bedrooms, ideal for families, along with a well-appointed shower room. Each room enjoys a pleasant aspect, with the rear elevation particularly benefiting from uninterrupted views across the neighbouring cricket field-offering a rare sense of openness and tranquillity.

Externally, the rear garden provides a private setting to relax or entertain, while backing directly onto the cricket ground delivers a unique and ever-changing backdrop throughout the seasons.

Blending period charm with everyday practicality, this attractive home is perfectly suited to buyers seeking character, space, and a scenic setting within easy reach of local amenities.

Sitting Room

12' 7" x 10' 5" (3.85m x 3.20m)

A formal room overlooking the front of the property with a feature bow window and ornate fireplace at the heart of the room.

Lounge

17' 4" x 11' 5" (5.30m x 3.50m)

Spacious family room, again featuring an ornate fireplace as a focal point. Access to the adjacent conservatory is also from here.

Kitchen

13' 3" x 6' 10" (4.05m x 2.10m)

Nicely positioned with access to the adjacent car-port and views overlooking the garden. Whilst modest in size it still caters for everything with plumbing for washing machine, space for fridge/freezer, oven and hob, and a good range of both base and wall mounted storage units.

Conservatory

10' 9" x 9' 6" (3.30m x 2.90m)

A light & bright space making a wonderful connection to the garden. A great addition to any home creating extra living space.

Bedroom 1

12' 9" x 11' 5" (3.90m x 3.50m)

Large double room overlooking the rear aspect. A large space with ample room for a range of bedroom furniture without compromising on space.

Bedroom 2

10' 4" x 9' 2" (3.15m x 2.80m)

Double bedroom

Bedroom 3

8' 2" x 7' 4" (2.50m x 2.25m)

Single bedroom

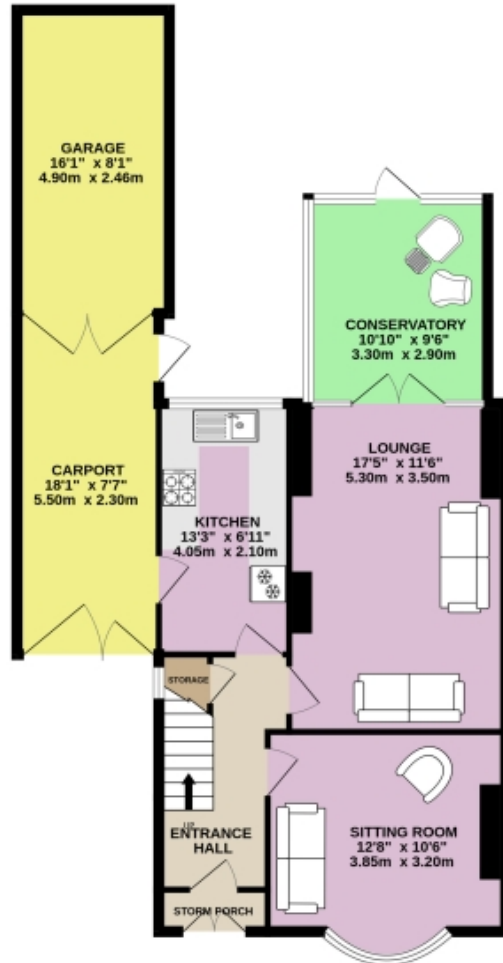
Shower Room

7' 2" x 7' 0" (2.20m x 2.15m)

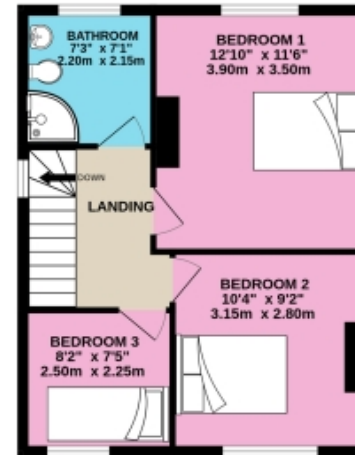
With mains fed shower, toilet and wash basin

Floorplans

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

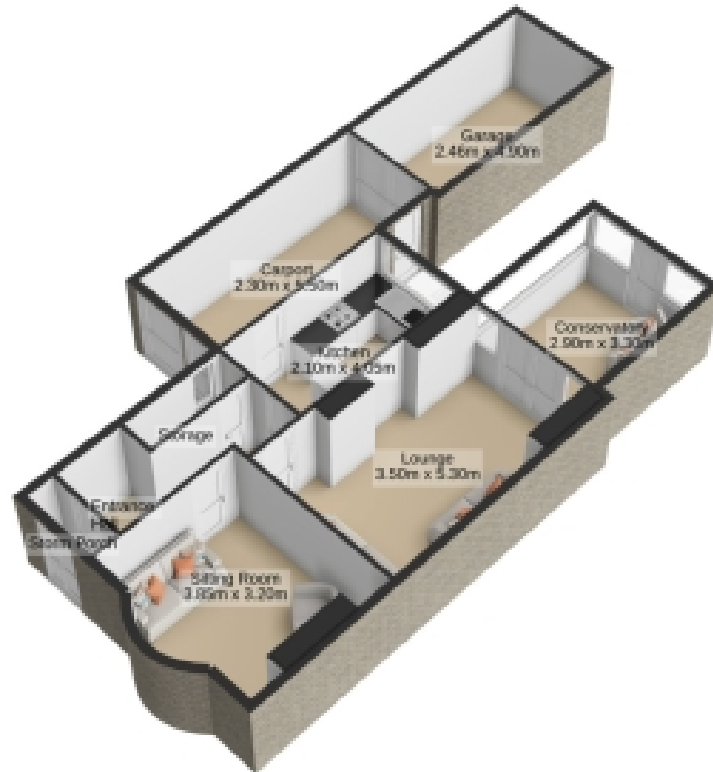


TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

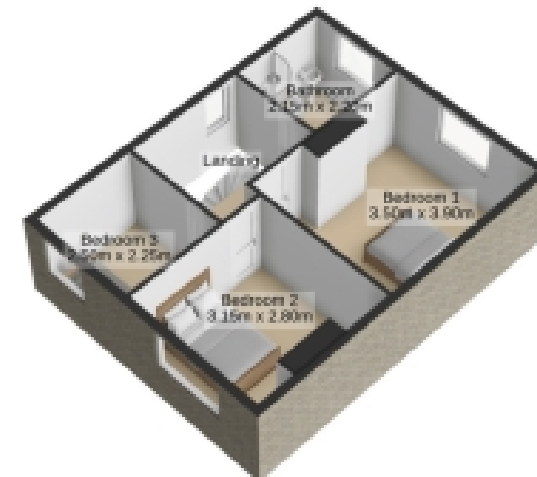
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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