



**60 Kingfisher Crescent, Cheadle, Staffordshire ST10 1RZ**  
**Offers around £169,950**



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

An attractive and well-maintained semi-detached bungalow, ideally positioned within a sought-after residential area on the outskirts of Cheadle, offering comfortable, versatile living space perfectly suited to a range of buyers.

The property is entered via a side entrance into a welcoming inner hallway, giving access to the principal accommodation. The lounge provides a warm and inviting living space, enhanced by a charming feature fireplace, while the fitted pine kitchen offers a range of units with integrated appliances and space for informal dining, making it both practical and homely. There are two well-proportioned bedrooms, one currently utilised as an additional sitting room, offering excellent flexibility for guests, hobbies or home working. A neatly presented shower room with a traditional suite completes the internal layout.

Externally, the property continues to impress with ample on-site parking to the front, along with a driveway leading to a detached garage. The front garden is laid to lawn, adding to the home's kerb appeal, while the enclosed rear garden provides a private and relaxing space, featuring a lawned area, paved patio ideal for outdoor seating, and established flower borders.

This appealing bungalow combines a desirable location with flexible accommodation and attractive outdoor space, making it a wonderful opportunity not to be missed.



## **The Accommodation Comprises**

### **Side Entrance**

3'7" x 9'3" (1.09m x 2.82m)

Single radiator, UPVC double glazed front entrance door.

### **Kitchen/ Dining Area**

12'2" x 7'8" (3.71m x 2.34m)

A well-presented and inviting kitchen fitted with a stainless steel inset sink unit with base cupboards beneath, complemented by a range of attractive pine high and low level units with work surfaces over. Integrated appliances include an electric oven, gas hob and extractor hood, creating a practical and functional cooking space. Additional features include a single radiator, part tiled walls, a uPVC double glazed window allowing for natural light, and a uPVC rear entrance door providing convenient access.

### **Lounge**

15'0" x 9'5" (4.57m x 2.87m)

A comfortable and well-proportioned living space featuring an attractive Adam style fireplace with marble inset and hearth, housing a coal effect living flame gas fire which creates a warm focal point. Additional features include a single radiator and a uPVC double glazed window providing good natural light.

### **Bedroom One**

7'0" x 8'9" (2.13m x 2.67m)

A well-proportioned bedroom featuring a single radiator and a uPVC double glazed window, allowing for plenty of natural light.

### **Bedroom Two**

9'0" x 10'4" (2.74m x 3.15m)

A well-sized second bedroom featuring a single radiator and a uPVC double glazed window, providing natural light.

### **Shower Room**

6'6" x 5'7" (1.98m x 1.70m)

A traditional and well-appointed shower room comprising a shower cubicle with plumbed-in shower, pedestal wash hand basin and low flush WC. Further features include a uPVC double glazed window, single radiator, fully tiled walls and a tiled floor, creating a clean and low-maintenance space.

## **Outside**

The property benefits from a driveway from the road providing on-site parking, which in turn leads to a detached concrete sectional garage (16'0" x 7'10") with a metal up and over door. To the front elevation there is a lawned garden, whilst the rear offers a smaller lawned garden with a paved patio area, enclosed by fencing and complemented by established flower borders, creating a pleasant and private outdoor space.

## **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**

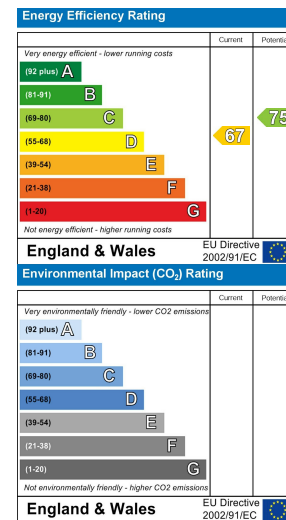
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## **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.







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