

16 Silverstone Avenue, Cheadle, Staffordshire ST10 1DD

Price guide £225,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

****A spacious extended home on a desirable corner plot – offered with no onward chain****

Enjoying a peaceful position on the outskirts of Cheadle, this extended three-bedroom semi-detached home combines generous living space, a flexible layout and gardens to three sides. Offered for sale with no onward chain, it's an appealing opportunity for buyers looking for a well-located home with room to make their mark.

The welcoming entrance porch and hallway lead into a bright, open-plan lounge and dining area, ideal for everyday family life and entertaining. An attractive fireplace gives the room a natural focal point, while patio doors connect the living space with the rear garden.

The extended kitchen offers wooden cabinetry and space to dine, with a useful side conservatory providing extra versatility—perfect as a relaxed sitting area, boot room or practical space for busy family life.

Upstairs, two generous double bedrooms and a third single bedroom are complemented by a smart three-piece bathroom.

Outside, the corner-plot position gives the property gardens to the front, side and rear, with established planting adding character and a sense of privacy. A gated driveway provides off-road parking and leads to the detached garage.

With its extended accommodation, flexible additional space and scope to personalise, this home offers an exciting chance to create a property that suits your style. Cheadle town centre is within walking distance, with local shops, schools and recreational amenities close by, and a bus service serving the estate.







The Accommodation Comprises

Entrance Hall
Accessed through a UPVC front door with glazed panels. Generously proportioned, it features a good-sized staircase to the first floor and provides access to the lounge.

Lounge Area
11'6" x 11'6" (3.51m x 3.51m)
The lounge is thoughtfully arranged into two distinct areas, creating a welcoming space to relax and entertain. To the front of the property, the lounge features an attractive Adam-style fireplace with a fitted gas fire and marble inset and hearth, forming a charming focal point. The room opens through to a dining area at the rear.

Dining Room
7'9" x 9'7" (2.36m x 2.92m)
An inviting dining area at the rear, with patio doors opening onto the garden and creating a natural connection between indoor and outdoor space. The lounge and dining areas are open plan but have been measured separately.

Extended Kitchen
19'0" x 7'11" (5.79m x 2.41m)
The extended kitchen offers a generous and sociable space, fitted with dark wood units, complementary work surfaces and elegant display cabinets. Arranged along three sides, the kitchen provides plenty of storage and preparation space, with room to accommodate a dining table. Integrated appliances include a Whirlpool double oven, four-ring electric hob, fridge and freezer, washing machine and dishwasher. A tiled floor completes the room, which also houses a Worcester boiler.

Conservatory
10'8" x 4'11" (3.25m x 1.50m)
The side conservatory is a lovely addition to the home, offering a light and versatile space to enjoy throughout the year. It features glazing, a tiled floor and a radiator for added comfort.

First Floor
Stairs from the Entrance Hall lead up to the:

Bedroom One
10'11" x 10'11" (3.33m x 3.33m)
A well-proportioned double room positioned at the front of the property. There is ample space for freestanding furniture, including wardrobes and drawers, while a UPVC window and radiator complete the room.

Bedroom Two
9'11" x 10'0" (max) (3.02m x 3.05m (max))
Another well-proportioned double room, enjoying a rear-facing aspect through a UPVC window. There is ample space for freestanding furniture, and the room is completed by a radiator.

Bedroom Three
6'8" x 6'5" (2.03m x 1.96m)
Features a UPVC window and radiator, along with access to a fully insulated loft.

Bathroom
5'5" x 7'8" (1.65m x 2.34m)
The bathroom is fitted with a three-piece suite comprising a panelled bath, low-flush WC and wash hand basin set within a wooden vanity unit. A privacy-glass UPVC window and radiator complete the room.

Outside
Occupying a corner plot, the property enjoys gardens to the front, side and rear. The front garden is laid to lawn and framed by well-established flower borders, with a privet hedge forming the left-hand boundary and a low wall running along the front. White gates open from the road onto a flagged driveway, which leads to a detached garage at the rear of the plot.
To the side, a conifer hedge provides privacy, complemented by a low wall, well-stocked flower borders and shrubs. The paved area continues around to the rear garden, where it meets a lawn and further flower borders. The property is not overlooked, offering a pleasant degree of privacy.

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.

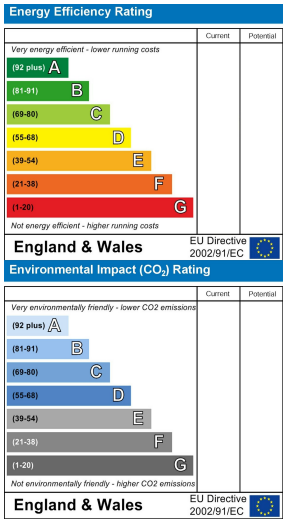












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