



**9 Ash Tree Hill, Cheadle, Staffordshire ST10 1UQ**  
**Price guide £365,000**



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

We are delighted to welcome to the market this beautiful detached home, ideally situated on an exclusive cul-de-sac in the heart of Cheadle. From the moment you step inside, the property exudes timeless elegance and offers a true turn-key opportunity, perfectly suited to those looking to downsize or grow as a family.

Conveniently located within walking distance of the town centre, reputable schools, and a range of local amenities, Ash Tree Hill truly has it all.

The superb lounge is both warm and inviting, offering ample space for dining and flowing seamlessly into the conservatory—an ideal sun-filled retreat to enjoy during the summer months. The kitchen is traditionally styled, featuring integrated appliances, quality finishes, and a breakfast bar—perfect for enjoying your morning coffee. The ground floor accommodation is completed by a convenient guest cloakroom.

To the first floor, the property continues to impress with an extended master suite, comprising a spacious bedroom, a dedicated area currently used for home working, and a beautifully appointed en-suite bathroom. The second bedroom is well-proportioned, benefitting from built-in wardrobes and its own additional en-suite. Bedroom three is another generous double room, making this an ideal home for a small family.

Externally, the property truly shines. The south-facing rear garden is a standout feature, offering a well-maintained lawn, established shrubs, an Indian stone patio, and a shed—providing something for the whole family to enjoy. To the front, the home continues to impress with a driveway and integral garage.

Homes of this calibre are rarely available, and early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



## Accommodation comprises

### Entrance Hall

From the uPVC front door onwards, the property immediately feels homely, with a genuine sense of warmth and an inviting atmosphere throughout. A handy understairs cupboard helps keep belongings hidden.

### Cloakroom

3'9" x 6'9" (1.14m x 2.06m)

The downstairs cloakroom is both convenient and practical, featuring a pedestal wash hand basin and a low-flush WC. The space is enhanced by part-tiled walls complemented by stylish decor, while a uPVC window provides natural light and ventilation.

### Lounge

11'0" x 23'8" (3.35m x 7.21m)

The lounge truly serves as the heart of the home, offering a warm and inviting space perfect for both relaxing and entertaining guests. Generously proportioned, it comfortably accommodates a dining area and features double doors that open into a stunning conservatory. The room is enhanced by an Adam style fireplace housing a fitted gas fire, radiator, and a uPVC double-glazed window, allowing an abundance of natural light to flow seamlessly throughout.

### Conservatory

10'7" x 12'0" (3.23m x 3.66m)

A lovely room offering that exudes elegance while offering charming views over the beautifully maintained rear garden. Constructed with a part-wall base and uPVC framing, it also features an extractor fan above for added comfort. It serves as a versatile space for entertaining or as a peaceful retreat to relax with a book.

### Fitted Kitchen

17'5" x 11'7" (5.31m x 3.53m)

The kitchen is presented in a country cream style, featuring a range of high- and low-level cream cabinetry set against contrasting mottled gloss worktops, with coordinating tiling and flooring, and complemented by a white ceramic sink. It is well appointed with integrated appliances, including a dishwasher, washing machine, tumble dryer, fridge, and freezer, along with a built-in double oven and extractor fan. A practical breakfast bar further enhances the space, providing an ideal spot for casual dining and socialising while preparing meals.

### Master Bedroom

17'6" x 16'0" (5.33m x 4.88m)

The bedroom has been thoughtfully extended over the garage to create a spacious L-shaped layout. A Juliet balcony offers pleasant views over the garden, while a versatile additional area—currently used as a home office—could equally serve as an ideal dressing space. The room is further enhanced by two radiators for year-round comfort, with practical laminate flooring adding to both its functionality and overall appeal.

### Ensuite

8'2" x 9'7" (2.49m x 2.92m)

Forming part of the Master Suite having a featuring a walk-in shower, part-tiled walls, a low-flush WC, and a wash hand basin set within a sleek vanity unit. Laminate flooring completes the space, combining practicality with a modern aesthetic.

### Bedroom Two

11'11" x 11'1" (3.63m x 3.38m)

A well-proportioned and benefits from built-in furniture providing excellent storage. The room features laminate flooring, a large window allowing for plenty of natural light, and a radiator, with direct access to a private en-suite.

### Ensuite

6'8" x 2'5" (2.03m x 0.74m)

The second en-suite is both inviting and practical, featuring a walk-in shower and fully tiled walls. Stylish finishes include a chrome towel rail, complemented by a wash hand basin set within a sleek vanity unit, creating a smart and contemporary space.

### Bedroom Three

7'11" x 8'8" (2.41m x 2.64m )

Bedroom three is another generously sized room, featuring built-in wardrobes with mirrored sliding doors, a window that welcomes natural light, and a radiator for added comfort.

### Family Bathroom

7'3" x 7'9" (2.21m x 2.36m)

The bathroom features a contemporary all-white suite, including a wash hand basin set within sleek cabinetry and a low-flush WC. There is a panel bath with a shower spray over, complemented by fully tiled walls. Additional benefits include laminate flooring, a stainless steel towel radiator, and a privacy uPVC window, creating a clean and modern finish.

### Outside

Externally, the property enjoys a highly desirable position within a charming cul-de-sac, offering a wonderful sense of peace and privacy while remaining conveniently within easy walking distance of the town. To the front, a smart block-paved driveway provides ample parking and access to the attached garage.

A side pathway leads to the rear south facing garden, which is a particularly attractive feature of the home. Beautifully maintained, it is mainly laid to lawn and complemented by well-established shrubbery, creating a lush and inviting outdoor space. The garden benefits from a high degree of privacy, with nothing overlooking from the rear, making it perfect for relaxing or entertaining. A paved patio area offers an ideal spot for al fresco dining, while a timber shed provides practical additional storage.

### Attached Garage

8'3" x 19'0" (2.51m x 5.79m)

Attached to the property, the garage offers a versatile space that could be adapted into an additional reception room or a ground floor bedroom, if required.

### Services

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING AND 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 only through the agents Kevin Ford & Co Lt, 19 High Street, Cheadle, Stoke on Trent, Staffordshire, ST10 1AA (01538 751133)

### Mortgage

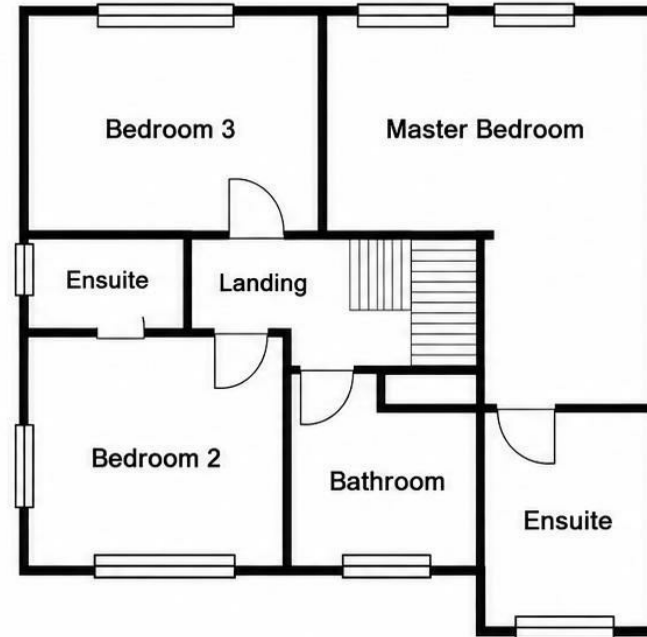
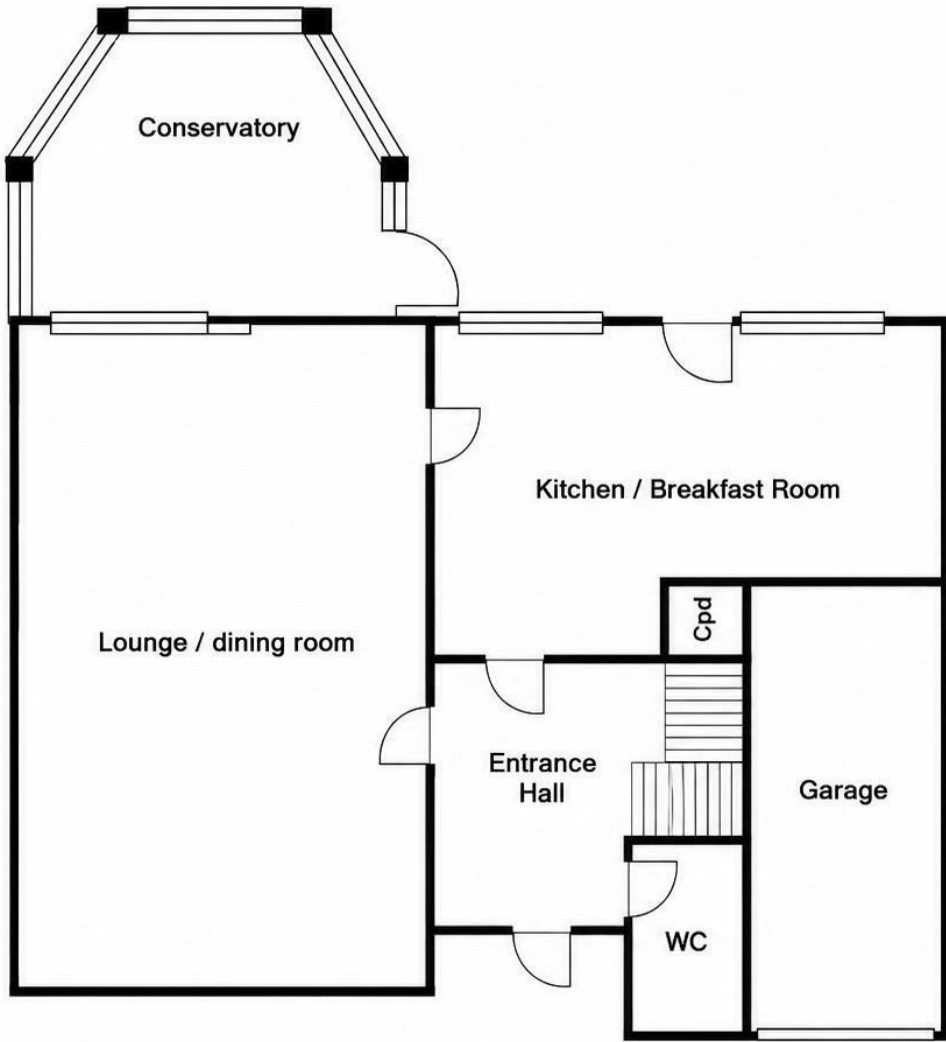
Kevin Ford & Co Ltd operate a free financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office.

### Agents Notes

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) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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