



22 Mill House Drive, Cheadle, Staffordshire ST10 1XL
Offers around £210,000



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

A superbly presented end-of-terrace townhouse, offering an exceptional opportunity for first-time buyers, downsizers, or buy-to-let investors. With stylish upgrades throughout and a neutral décor that allows you to make it your own, this home effortlessly combines modern comfort with practical living.

Step inside to a welcoming entrance hall leading to a contemporary kitchen, perfectly designed for everyday life. The generous lounge features an electric feature fireplace and opens through patio doors into a light-filled conservatory, providing a relaxing space to enjoy views of the rear garden. Upstairs, two well-proportioned bedrooms and a sleek, modern three-piece bathroom complete the accommodation.

Externally, the property offers versatile parking options, including a block-paved frontage and a tarmac driveway to the side leading to an attached garage. The rear garden is fully enclosed, featuring a paved patio ideal for entertaining, a lawn, and mature flower borders – a private and low-maintenance outdoor retreat.

Located in a highly sought-after residential estate on the outskirts of Cheadle, Staffordshire, this home benefits from the charm of a historic market town with its excellent amenities, independent shops, cafes, and reputable schools. With convenient access to nearby transport links and the stunning Peak District within easy reach, this property offers a perfect combination of town convenience and countryside lifestyle.

Don't miss the chance to make this move-in ready, stylish home your own – ideal for modern living in one of Staffordshire's most desirable locations.



Entrance Hall

4'1" x 3'7" (1.24m x 1.09m)

Welcoming entrance hall featuring a modern UPVC front door, allowing ample natural light to filter through. The hall provides lovely first impression, with neutral décor and practical flooring.

Inner Passage

8'6" x 3'9" (2.59m x 1.14m)

An inner passageway connects the internal accommodation, featuring a tiled floor and an electric storage heater for added comfort.

Kitchen

7'11" x 7'10" (2.41m x 2.39m)

Well-equipped kitchen featuring a range of stylish high and low-level fitted units in white matt slab, complemented by sleek black handles for a contemporary finish. Ample work surface space provides both functionality and style, with an inset stainless steel sink and mixer tap for convenience. The kitchen includes a built-in oven and a stainless steel extractor hood, with plumbing in place for an automatic washing machine. Part-tiled walls ensure easy maintenance, while a UPVC double-glazed window allows natural light to flood the space, creating a bright and inviting environment.

Lounge

16'1 x 11'10 (4.90m x 3.61m)

A good sized yet comfortable lounge boasting a stylish electric fire with surround, efficient electric storage heating, and Aluminum sliding doors providing seamless access to the conservatory—perfect for enjoying natural light and garden views.

Conservatory

6'11" x 10'8" (2.11m x 3.25m)

Enjoy seamless indoor-outdoor living in the conservatory, complete with tiled flooring and stylish UPVC double glazed doors opening directly onto the rear garden—perfect for morning coffee or evening relaxation.

Landing

Providing access to the loft and a practical airing cupboard, neatly housing the hot water cylinder—ideal for additional storage and linen

Bedroom one

11'0" x 11'11" (3.35m x 3.63m)

Generously sized main bedroom featuring a modern electric storage heater for efficient warmth and comfort. A UPVC double-glazed window floods the room with natural light, creating a bright and airy atmosphere. Neutral décor provides a versatile backdrop, allowing easy personalisation to suit any style.

Bedroom Two

11'3" x 6'8" (3.43m x 2.03m)

Another good sized bedroom located at the front of the property. Featuring built in wardrobe, electric storage heater and upvc double glazed window

Bathroom

8'1" x 5'1" (2.46m x 1.55m)

A well-appointed suite comprising a panelled bath with electric shower over, shower rail and curtain, a pedestal wash hand basin with mixer tap, and a low flush WC. The space is finished with part-tiled walls, a tiled floor, a chrome heated towel rail for added comfort, and a UPVC double glazed window for natural light and ventilation.

Outside

Situated on a popular residential estate on the outskirts of Cheadle Town Centre, this property occupies a pleasant and quiet cul-de-sac. To the side elevation, a tarmac driveway provides ample on-site parking and gives access to the attached garage. The front of the property features a neat block-paved area, offering additional parking or simply a tidy and low-maintenance frontage.

At the rear, double patio doors open onto a paved patio, ideal for outdoor entertaining. The garden extends to a well-maintained lawn with established borders, enclosed by fencing for privacy and security, creating a peaceful and private outdoor space.

Attached Garage

20'0" x 7'6" (6.10m x 2.29m)

The property includes an attached garage, fitted with an electric roller shutter door, power and lighting—ideal for secure parking or additional storage. A side door connects to the conservatory, and a rear door offers direct access to the garden

Services

All mains services are connected. The Property has the benefit of 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

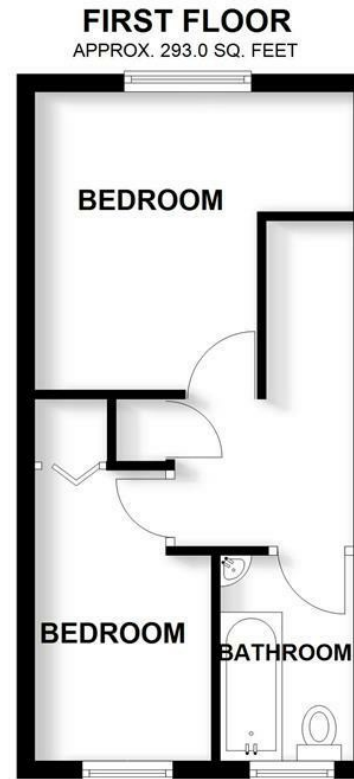
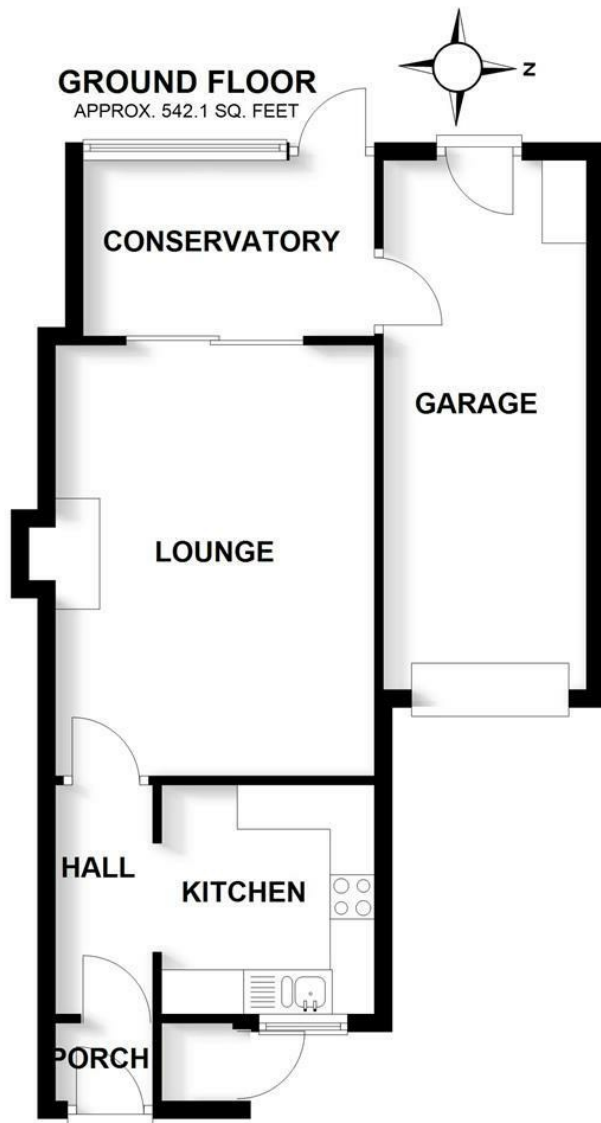
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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. 835.2 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		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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		
(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		
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