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**84 Churchill Road, Cheadle, Staffordshire ST10 1DJ**  
**Offers around £200,000**



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

Offered to the market with no upward chain, this established three-bedroom semi-detached home presents a fantastic opportunity for a wide variety of purchasers, including first-time buyers, growing families, downsizers and investors alike. Offering generous accommodation, excellent outside space and plenty of scope to add value, this is a home with enormous potential.

The property welcomes you with an entrance hall leading to a cosy lounge, complete with an attractive brick-built feature fireplace, while the spacious kitchen/dining room provides the heart of the home and is complemented by a practical utility room and ground floor cloakroom/WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Although the property would benefit from some cosmetic updating, it has been well cared for over the years and provides the perfect blank canvas for a buyer to create a home tailored to their own style and requirements.

Outside, the property enjoys a generous tarmac driveway providing ample off-road parking, together with an established frontage and gated side access to the rear. The rear garden is a particular highlight, beginning with a substantial paved patio—ideal for outdoor dining and entertaining—with steps leading beneath a charming hedged archway into the main garden. Offering a wealth of potential, the garden has been prepared for cultivation and includes a greenhouse and a dedicated vegetable growing area, making it perfect for keen gardeners while still offering plenty of space to redesign into a superb family garden if desired. Combining generous living space, a sizeable plot and the opportunity to modernise to individual taste, this is a property that offers exceptional potential and is well worthy of an early viewing.



## The Accommodation Comprises

### Entrance Hall

15'10" x 6'9" (4.83m x 2.06m)

Entered via a uPVC front door with matching uPVC side window, the welcoming entrance hall features a radiator, staircase rising to the first floor, and a useful understairs storage cupboard housing the wall-mounted gas central heating boiler.

### Lounge

14'7" (max) x 11'11" (4.45m (max) x 3.63m)

A comfortable and well-proportioned reception room featuring an attractive brick-built fireplace with fitted gas fire, creating a focal point to the room. The room also benefits from a radiator and a uPVC double glazed window providing plenty of natural light.

### Kitchen/ Dining Area

10'8" x 19'0" (3.25m x 5.79m )

Fitted with a good range of matching wall and base units with ample work surface over, incorporating an inset stainless steel sink with mixer tap. The kitchen features part-tiled walls, space for a cooker with extractor hood over, and plumbing for an automatic washing machine. A charming brick-built feature fireplace with a wooden mantel, tiled hearth and fitted gas fire provides an attractive focal point. The room is further enhanced by a radiator and two uPVC double glazed windows, allowing for plenty of natural light.

### Utility Room

9'1" x 9'9" (max) (2.77m x 2.97m (max) )

A useful utility room benefiting from two uPVC double glazed windows and a sliding uPVC patio door providing direct access to the rear garden, allowing for plenty of natural light and convenient access to the outside space.

### Cloakroom

5'0" x 2'4" (1.52m x 0.71m)

Conveniently located on the ground floor, the cloakroom is fitted with a low flush WC and benefits from a uPVC double glazed window providing natural light.

### First Floor

Stairs rise from the Entrance Hall leading to the:

### Landing

Having a side UPVC window and access to the roof void.

### Bedroom One

12'11" x 10'8" (3.94m x 3.25m)

A spacious double bedroom benefiting from two built-in wardrobes, together with an additional built-in storage cupboard. The room also features a radiator and a uPVC double glazed window, providing plenty of natural light.

### Bedroom Two

11'0" x 10'8" (3.35m x 3.25m )

A well-proportioned double bedroom featuring a radiator and a uPVC double glazed window, creating a bright and comfortable living space.

### Bedroom Three

9'0" x 8'10" (2.74m x 2.69m)

A generously proportioned third bedroom, offering excellent versatility as a bedroom, nursery or home office. The room benefits from a radiator and a uPVC double glazed window, making it a bright and comfortable space.

### Bathroom

7'6" x 6'6" (2.29m x 1.98m)

Fitted with a panelled bath incorporating a mixer tap with shower attachment and a glazed side screen. There is also a pedestal wash hand basin, low flush WC, radiator, part-tiled walls, and a uPVC double glazed privacy window, providing natural light while maintaining privacy.

### Outside

The property is approached via a tarmac driveway providing off-road parking. The front garden comprises a combination of mature shrubs, flowers and established hedging, creating an attractive frontage. Gated side access leads to the rear garden, which features a generous paved patio with steps descending beneath a charming hedged archway. Beyond is a former lawned garden, now laid to soil, offering excellent potential for landscaping or cultivation. The garden also benefits from a greenhouse and a dedicated vegetable growing area, making it ideal for keen gardeners.

### 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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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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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