



**49 Churchill Road, Cheadle, Staffordshire ST10 1DL**  
**Offers around £205,000**



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

An established semi-detached home offering generous living accommodation, excellent outdoor space, and ample parking, making it an ideal purchase for families, first-time buyers, or those seeking versatile living space.

To the front elevation, the property benefits from a substantial gravelled driveway providing plentiful off-road parking for multiple vehicles, including space for larger vehicles or a caravan. Entering through the front door, the welcoming entrance hall leads into the spacious lounge featuring a stylish wall-mounted fireplace as a central focal point. A separate dining room provides additional flexible living accommodation and could equally serve as a second sitting room, playroom, or home office if desired.

Positioned to the rear of the property, the kitchen offers ample storage and workspace and leads through to an inner hall providing access to both the front and rear elevations. Off the hallway are the former coal houses, now utilised as highly useful storage areas, with potential for conversion into a utility space subject to requirements, alongside the convenience of a downstairs WC.

To the first floor, the property boasts three genuinely well-proportioned double bedrooms, a contemporary family bathroom, and additional storage from the landing area.

Externally, the enclosed rear garden offers an excellent family-friendly outdoor space with raised decking ideal for entertaining, a paved patio area, gravelled sections providing room for children to play, and a lawned garden area.

Properties of this style offer an impressive amount of accommodation for the price point and are ideally situated within a convenient location close to the town centre, reputable schools, and a range of recreational amenities.



## **The Accommodation Comprising:**

### **Entrance Hall**

Provides access into the property and features stairs leading to the first floor. The space is finished with wood-effect laminate flooring and benefits from a radiator with display shelf above, a small side-facing UPVC window, and entry via a UPVC double glazed door.

### **Lounge**

11'10" x 11'9" (3.61m x 3.58m )

Offering a stylish laminate wood flooring, a feature wall-mounted fireplace creating a central focal point within the room, and a large front-facing window allowing plenty of natural light to fill the space.

### **Dining Room**

11'10" x 13'0" (3.61m x 3.96m )

This room is a separate and versatile space, ideal for accommodating a dining table and chairs. Benefitting from a rear-facing UPVC window, the room enjoys natural light and offers flexibility for a variety of uses to suit the buyer's needs.

### **Fitted Kitchen**

8'8" x 7'7" (2.64m x 2.31m )

A fitted with a range of light wood cabinetry complemented by chrome handles, offering ample work surface space. There is provision for appliances including space for a cooker, fridge/freezer, along with space and plumbing for a washing machine. A stainless steel inset sink with taps and drainer is positioned beneath the UPVC window overlooking the rear aspect. The room is finished with a tiled floor and part tiled walls.

### **Inner Hall**

Leading from the kitchen is a side inner hall providing access to both the front and rear of the property. The hallway also gives access to additional storage rooms and a low-flush WC.

### **Storage Room One**

Useful storage area, formerly the original coal house, providing practical additional storage space.

### **Storage Room Two**

A second useful storage room, offering further practical storage space.

### **Downstairs Toilet**

Separate WC fitted with a low-flush toilet and benefitting from a window providing natural light and ventilation.

### **First Floor**

Stairs rise from the Entrance Hall giving access to the:

### **Landing**

Giving access to all rooms.

### **Bedroom One**

11'9" x 12'6" (3.58m x 3.81m )

The main bedroom is a generously sized double room, benefiting from a large window allowing plenty of natural light, radiator and offering ample space for bedroom furnishings.

### **Bedroom Two**

11'92" x 10'2" (3.35m x 3.10m )

Bedroom two is a well-proportioned double room, benefitting from a window providing natural light and a radiator.

### **Bedroom Three**

9'4" x 8'1" (2.84m x 2.46m )

And again another generously sized double room, benefiting from a window providing natural light and a radiator.

### **Bathroom**

Fitted with a contemporary white suite comprising a panelled bath with mixer tap, electric shower over & glass side screen, wash hand basin with mixer tap, and a low-flush WC. The room further benefits from a towel radiator, UPVC privacy window, fully tiled walls, and a contrasting dark tiled floor.

### **Outside**

To the front of the property is a substantial gravelled driveway providing generous off-road parking for multiple vehicles, with ample space suitable for a caravan, motorhome, or larger vehicles, making it ideal for families and those requiring additional parking flexibility.

The enclosed rear garden is attractively arranged and bordered by timber panelled fencing, creating a private and secure outdoor space. The garden enjoys a raised decking area, perfect for outdoor seating and entertaining, alongside a paved patio with gravelled surround for low-maintenance enjoyment. A further gravelled section provides excellent space for children to play, while the lawned garden area adds a touch of greenery, making this a versatile and family-friendly outdoor setting.

### **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**

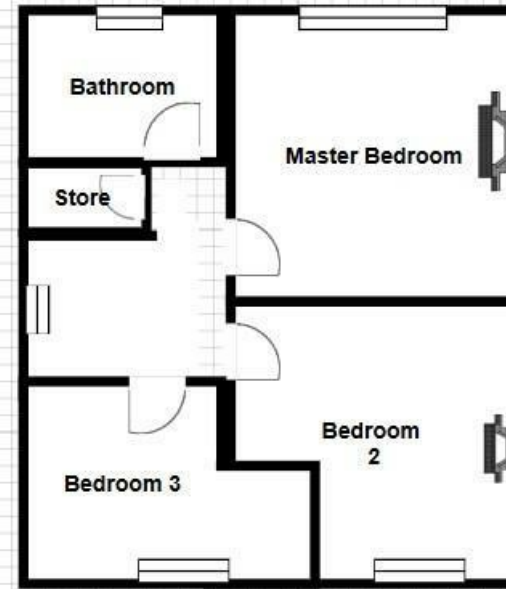
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### **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.







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		
England & Wales		EU Directive 2002/91/EC

