



**34 Charles Street, Cheadle, Staffordshire ST10 1ED**  
**Asking price £135,000**



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

A beautifully upgraded traditional semi-detached home, offering the perfect mix of charm and modern style. Situated close to the town centre, this impressive property is a fantastic opportunity for first-time buyers, downsizers, or investors looking for something special.

Step inside and you'll instantly appreciate the attention to detail. The welcoming lounge features a character fireplace, creating a cosy focal point, while the sleek dove grey gloss kitchen brings a touch of contemporary elegance. The ground-floor bathroom has been thoughtfully modernised with a stylish white suite, giving the home a fresh, move-in ready feel.

Outside, the property boasts a smart frontage and access leading to a private rear yard—an easily maintained space that's perfect for summer BBQs, morning coffee, or simply relaxing outdoors.

With no onward chain, this home is ready for immediate occupation. Stylishly updated and competitively priced, it's a home you'll be proud to own—don't miss out!



## The Accommodation Comprises

### Lounge

11'4" x 12'3" (3.45m x 3.73m)

Entered through a white UPVC double-glazed entrance door and enjoys a front-facing UPVC window, allowing plenty of natural light to flood the room. A charming brick feature fire surround with inset fireplace creates an attractive focal point, complemented by a radiator with decorative cover. The lounge also provides direct access into the kitchen, enhancing the flow of the home.

### Kitchen

10'8" x12'5" (3.25m x3.78m )

The fitted kitchen has been upgraded with a stylish range of high and low-level dove grey gloss units with complementary drawer sections, offering both practicality and modern appeal. An inset stainless steel sink with mixer tap is perfectly positioned beneath the rear-facing UPVC window, providing a pleasant outlook. There is space for a freestanding cooker with a built-in extractor hood above, along with under-counter space for a washing machine or additional appliance. Finished with a contemporary black brick-style tiled splash-back, radiator, and luxury vinyl flooring, this kitchen combines functionality with a sleek, modern look.

### Rear Entrance Hall

The rear entrance hall provides an additional access point to and from the outdoor space via a side UPVC double glazed door, offering convenience for everyday living. From here, there is direct access into the bathroom

### Bathroom

Fitted with a modern contemporary suite comprising a panelled bath with shower over and glass side screen, a sleek wash hand basin set above a vanity unit with storage and chrome mixer tap, and a low-flush WC. The space is finished with stylish part-tiled marble-effect walls and coordinating flooring, complemented by inset spotlighting. Dual UPVC windows to the rear and side elevations provide excellent natural light.

### First Floor

Stairs rise to the:

### Bedroom One

11'4" x 12'5" (3.45m x 3.78m )

A generously sized double, filled with natural light from a large front-facing window. The room retains charming character features including a traditional picture rail and an attractive ornamental fireplace, complemented by a central heating radiator.

### Bedroom Two

10'8" x 9'6" (3.25m x 2.90m )

Another well-proportioned double, benefiting from a large window that floods the room with natural light, along with a central heating radiator.

### Outside

Outside, the property enjoys a prime position in the heart of Cheadle, with immediate access to the high street, local pubs, shops, and supermarkets—making it an incredibly convenient location. Set alongside the road with a traditional pavement frontage, the home benefits from side access leading to the rear. The enclosed rear garden is attractively paved for ease of maintenance and surrounded by a boundary wall, creating a private, low-maintenance outdoor space.

### 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.





