



5 Elm Drive, Cheadle, Staffordshire ST10 1SG
Offers around £220,000



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

Nestled within a quiet and highly sought-after cul-de-sac, this attractive and mature semi-detached home has been thoughtfully extended and improved over time, creating an impressive amount of versatile living space ideal for modern family life.

The ground floor welcomes you with an inviting entrance hall, leading into a good sized lounge and a superb open-plan kitchen/dining area. This sociable space flows effortlessly into a sitting area and then into a bright conservatory, providing multiple areas for relaxation, dining, and entertaining. The layout offers excellent flexibility and a wonderful sense of openness rarely found in similar properties.

Upstairs, you will find three generous bedrooms, each fitted with built-in wardrobes and matching furniture, ensuring excellent storage. The family bathroom is enhanced by a jacuzzi-style bath, offering a touch of luxury. Outside, the property is approached by an attractive block-paved driveway, offering ample parking and giving access to the attached garage. The low-maintenance front elevation adds to the kerb appeal, while the enclosed rear garden is a standout feature — offering a combination of large decking, an extensive paved patio, and raised, deep flower borders. This private outdoor space is perfect for summer dining, children's play, or simply enjoying peaceful moments outdoors.

Offering generous accommodation, a superb plot, and a highly desirable setting, this property represents a wonderful opportunity for buyers seeking a well-maintained family home with excellent scope to place their own stamp on!



The Accommodation Comprises:

Entrance Hall

11'3" x 5'9" (3.43m x 1.75m)

Welcoming entrance hall featuring a UPVC front entrance door with matching side panel, allowing natural light to flow through. The space is finished with laminate flooring for easy maintenance and a single radiator.

Lounge

11'4" x 12'9" (3.45m x 3.89m)

A well-proportioned reception room featuring a mahogany Adam-style fireplace with tiled inset and hearth, housing a coal-effect fitted gas fire. A UPVC window to the front elevation provides plenty of natural light, enhancing the warm and welcoming atmosphere of the room.

Kitchen/ Dining Area

10'7" x 19'0" (max) (3.23m x 5.79m (max))

Extending across the rear of the property and is fitted with an inset stainless steel sink unit with base cupboard beneath. A range of traditional cream units provide ample storage, complemented by cream laminate work surfaces. Integrated appliances include a built-in Belling electric oven, electric hob, and extractor hood. The room also features part-tiled walls, laminate flooring, and an under-stairs storage cupboard. A UPVC window overlooks the rear aspect, providing plenty of natural light. The kitchen opens via an archway into the extended sitting area (see below), creating an open and sociable layout ideal for family living and entertaining.

Sitting Room

7'7" x 8'0" (2.31m x 2.44m)

This room forms part of the extension having a single radiator and a UPVC window providing natural light. Sliding patio doors open through to the conservatory, creating a bright and versatile living space.

Conservatory

8'2" x 10'4" (2.49m x 3.15m)

A bright and inviting space featuring two radiators for year-round comfort. UPVC patio doors with matching side panel open onto the rear garden, while additional UPVC doors provide convenient internal access to the attached garage.

Landing

The landing provides access to all first-floor rooms and features an airing cupboard housing the hot water cylinder. A UPVC window allows natural light to fill the space, and there is access to the roof void for additional storage.

Bedroom One

11'3" x 10'6" (max) (3.43m x 3.20m (max))

A spacious double bedroom fitted with a range of wardrobes, including overhead storage above the bed area and additional wardrobes with a central dressing table section. The room also benefits from a radiator and a UPVC window providing natural light.

Bedroom Two

8'7" x 10'8" (2.62m x 3.25m)

Another double bedroom featuring built-in wardrobes and overhead storage above the bed area. The room includes a radiator and a UPVC window providing a pleasant outlook and natural light.

Bedroom Three

7'8" x 8'3" (2.34m x 2.51m)

A comfortably sized bedroom featuring built-in wardrobes for storage, a single radiator, and a UPVC window overlooking the surrounding area.

Bathroom

5'4" x 7'11" (1.63m x 2.41m)

A jacuzzi bath with Triton electric shower over and matching side panel. There is a wash hand basin with vanity unit beneath and a low-flush WC. Additional features include a towel radiator and two UPVC windows providing natural light and ventilation.

Outside

The front of the property features a block-paved driveway providing ample off-road parking, with the paving extending to the front entrance door, pedestrian access, and up to the garage. The area immediately in front of the property is low-maintenance, laid with gravel and incorporating a circular paved feature with a central shrub. Flower borders edge the garden, while a hedgerow provides privacy and forms the front boundary.

The rear garden offers a large decking area, ideal for seating and outdoor entertaining, which also extends down one side of the garden. From the decking, a few steps lead down to a spacious paved patio area, enclosed by fencing for privacy. The garden also features a raised, deep flower border and a garden shed, creating a practical and attractive outdoor space.

Attached Garage

25'0" x 9'10" (7.62m x 3.00m)

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

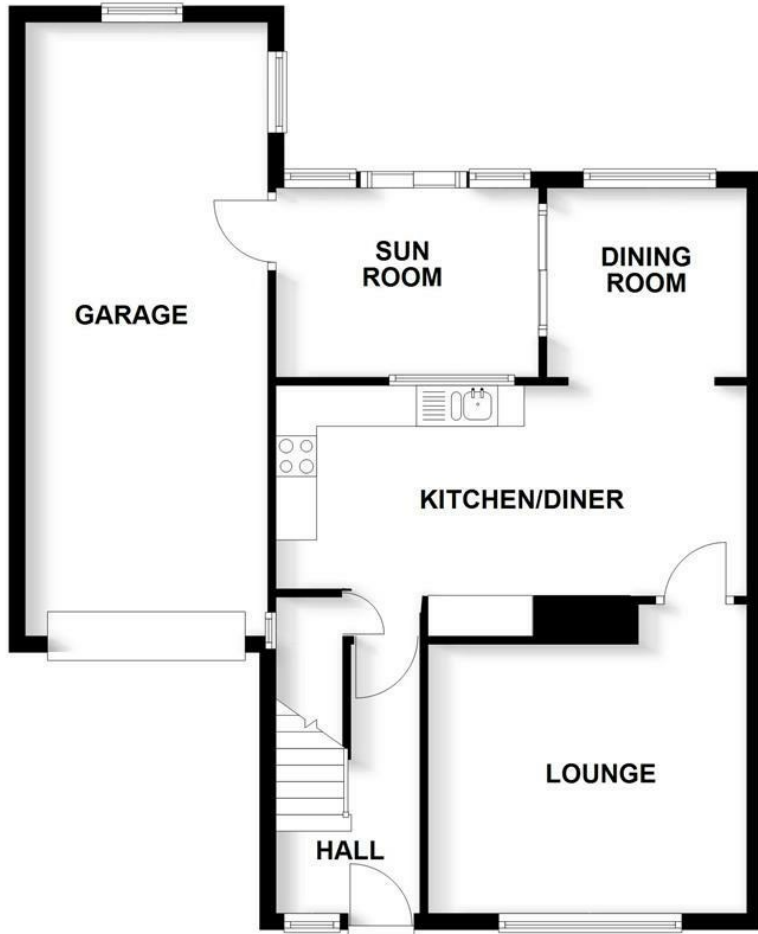
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





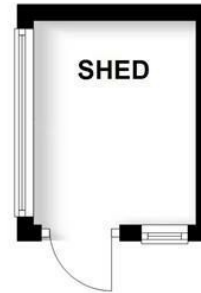
GROUND FLOOR

APPROX. 804.7 SQ. FEET



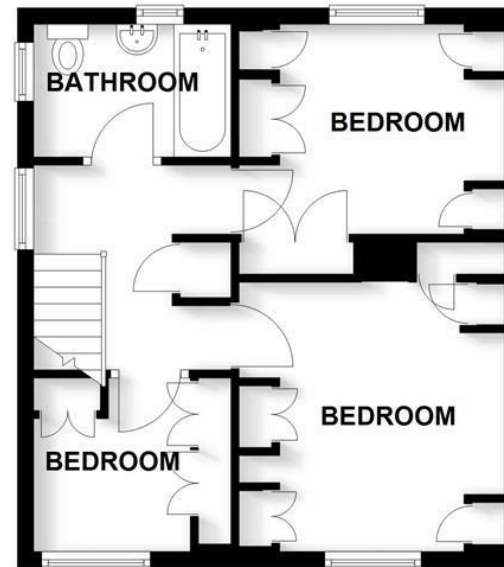
OUTBUILDING

APPROX. 54.0 SQ. FEET



FIRST FLOOR

APPROX. 405.7 SQ. FEET



TOTAL AREA: APPROX. 1264.4 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		75
(55-68) D	63	
(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		
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