



**29 Park Avenue, Cheadle, Staffordshire ST10 1LZ**  
**Offers around £485,000**



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

An impressive and individually designed detached home, deceptively spacious throughout and offering flexible accommodation perfectly suited to modern family life. Enjoying a generous south-facing corner plot in a sought-after, non-estate location, the property is within easy walking distance of all schools, the recreation ground and Cricket Club, as well as local amenities. It combines style, practicality, and privacy in equal measure.

The ground floor features a welcoming entrance hall leading to a charming reception room with a feature fireplace and multi-fuel log burner, and a formal lounge with an elegant Adam-style fireplace, flowing seamlessly through to the dining area—ideal for entertaining. The kitchen/breakfast area boasts stunning traditional Shaker-style units with dark contrasting worktops, and integrated appliances including a dishwasher, fridge, microwave, electric cooker, gas hob with extractor, and a traditional AGA. Velux windows and an under-stairs cupboard add both light and practicality.

Also on the ground floor is a versatile reception/bedroom four, a cloakroom with part-tiled walls, a utility room with fitted units, a side entrance hall with additional storage, and a bright office, providing flexible living to suit family, work, or guest requirements.

Upstairs, the master bedroom offers a full range of built-in wardrobes with mirrored doors and a stylish en-suite wet room, while two further well-proportioned bedrooms are served by a contemporary family bathroom, creating comfortable and functional living spaces for the whole family.

The property occupies a generous corner plot, with a tarmac driveway providing ample parking and flanked by lawned gardens. A detached double garage with light, power, and rear courtesy door, plus an additional timber shed, offers excellent storage. The south-facing rear garden is block-paved for low-maintenance living and features mature greenery for privacy—perfect for alfresco dining or relaxing outdoors.



## The Accommodation Comprises

### Entrance Hall

3'11" x 3'6" (1.19m x 1.07m )

Stepping into the hallway which offers ample space for coats and shoes, making it as functional as it is stylish.

### Flexible Reception Room

11'10" x 13'4" (3.61m x 4.06m )

A charming reception room featuring a striking fireplace with a multi-fuel log burner, complemented by a tiled inset and hearth. The room benefits from elegant wood-panelled flooring and a UPVC double-glazed bay window that fills the space with natural light and offers views over the front elevation.

### Formal Living Room

16'7" (into bay) x 11'5" (max) (5.05m (into bay) x 3.48m (max))

The main lounge is a spacious and an inviting room, featuring an elegant Adam-style fireplace with a stone inset and hearth, complete with a fitted gas fire. The room is enhanced by a radiator and a UPVC bay window, allowing natural light to flood the space. This versatile living area flows seamlessly through to the dining area, creating a generous, open-plan feel.

### Dining Room

8'11" x 10'4" (2.72m x 3.15m )

A bright and versatile space, featuring laminate flooring and a radiator for comfort. A UPVC patio door provides direct access to the rear patio and garden, creating a seamless connection between indoor and outdoor living—perfect for entertaining or family dining.

### Breakfast Kitchen/ Dining Area

20'11" x 11'0" (max) (6.38m x 3.35m (max) )

A beautifully appointed Shaker-style kitchen combining classic charm with modern convenience. Dark contrasting worktops complement the warm wooden cabinetry, while an inset stainless steel sink with mixer tap adds a touch of elegance. Fitted with a comprehensive range of high and low-level units, this kitchen also features integrated appliances including a dishwasher, fridge, microwave, electric cooker, and gas hob with a sleek stainless steel extractor hood, alongside a traditional AGA for added character. The space is further enhanced by an under-stairs cupboard, perfect for extra storage. Natural light floods in through a UPVC window and two double-glazed Velux windows, creating a bright and inviting environment ideal for casual dining, entertaining, or family gatherings.

### Reception/ Bedroom Four

11'10" x 8'11" (max) (3.61m x 2.72m (max) )

This versatile room can function as a fourth bedroom or an additional reception space, offering a radiator for comfort and a UPVC window that fills the room with natural light. Its flexible layout makes it ideal for a home office, guest room, or family space to suit your lifestyle.

### Rear Entrance Hall

2'10" x 2'11" (0.86m x 0.89m)

### Cloakroom

5'8" x 3'7" (1.73m x 1.09m)

A practical and stylish cloakroom, fitted with a wash hand basin and low-flush WC. The room features a single radiator and part-tiled walls, combining functionality with a clean, contemporary finish—perfect for guests and everyday convenience.

### Utility Room

10'0" x 7'6" (3.05m x 2.29m)

A practical and well-appointed utility room, featuring an inset stainless steel sink with mixer tap, a range of fitted kitchen units, and work surfaces for added convenience. Plumbing is provided for a washing machine, while inset spotlights and a UPVC window ensure the space is bright and functional—perfect for laundry and household tasks.

### Side Entrance Hall

3'6" x 8'0" (1.07m x 2.44m)

A practical side entrance providing additional access to the property, featuring a radiator, a double base unit with work surface over, and a UPVC side door. This versatile space is ideal for extra storage, a mudroom, or a convenient secondary entry point for everyday use.

### Office

5'11" x 7'11" (1.80m x 2.41m)

A bright and versatile office space, featuring a radiator for comfort and a UPVC window that fills the room with natural light. Ideal for remote working, study, or as a quiet retreat, this room combines functionality with a pleasant, airy atmosphere.

### First Floor

Stairs rise up to the:

### Landing

Having a UPVC window.

### Master Bedroom

11'10" x 11'6" (3.61m x 3.51m )

A spacious and elegant master bedroom, featuring a full range of built-in fitted wardrobes with mirrored doors, providing excellent storage and a sleek, contemporary look. The room is further enhanced by a radiator and a UPVC window, allowing natural light to fill the space, creating a bright and restful retreat.

### Wet Room

7'3" x 7'10" (2.21m x 2.39m )

A modern and fully tiled wet room, finished in neutral tones for a clean, contemporary feel. It is fitted with a plumbed-in shower, pedestal wash hand basin, and low-flush WC, complemented by a chrome towel radiator. Inset spotlights and a UPVC window enhance the bright and airy atmosphere, making this a stylish and practical bathroom space.

### Inner Passage

A practical inner passage providing access to the bedrooms and bathrooms, featuring an airing cupboard with hot water cylinder and a Baxi wall-mounted gas combination boiler. This functional space ensures efficient heating and hot water distribution throughout the home while keeping essential utilities neatly tucked away.

### Bedroom Two

9'11" x 11'1" (3.02m x 3.38m )

A bright and comfortable main bedroom, featuring a radiator and a UPVC window that fills the space with natural light. This generously proportioned room provides a restful retreat, with ample space to accommodate a range of bedroom furniture.

### Bedroom Three

9'11" x 11'1" (3.02m x 3.38m)

A well-proportioned second bedroom, featuring a radiator and a UPVC window that bathes the room in natural light. Versatile and inviting, it provides an ideal space for family, guests, or a comfortable home office.

### Family Bathroom

5'11" x 7'10" (1.80m x 2.39m )

A bright and well-appointed family bathroom, featuring a panelled bath with mixer tap and electric shower over with rail and curtain. The room also includes a wash hand basin with vanity unit beneath, a low-flush WC, and a double radiator. A UPVC window and fully tiled walls complete the space, creating a practical yet stylish bathroom in neutral tones.

### Outside

The property occupies a generous south-facing plot at the foot of Park Avenue, with a tarmac driveway to the front elevation that extends to the right, providing

additional parking space, flanked by well-maintained lawned gardens. A detached double garage (20'3" x 16'4") offers light and power, a metal up-and-over door, and a rear courtesy door, providing excellent storage and practical utility.

To the rear, the garden has been block paved for ease of maintenance and is enclosed by fencing, with mature greenery providing privacy. This charming space is ideal for alfresco dining or relaxing outdoors. Additionally, a timber shed with light and power offers further storage, combining practicality with versatility.

### Location

Park Avenue enjoys a highly desirable non-estate location within the heart of Cheadle, offering exceptional convenience for families and commuters alike. The property is situated in close and immediate proximity to the highly regarded Painsley Catholic College and Cheadle Academy, as well as a Morrisons Daily convenience store, making everyday needs easily accessible. The recreation ground and Leisure Centre are just a short stroll away, providing excellent facilities for sport and leisure. For those who commute, the location is ideally placed near the A50 Stoke–Derby Link Road, offering swift access to Hanley city centre, the major Potteries towns, and the surrounding market towns of Leek and Uttoxeter.

### 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.

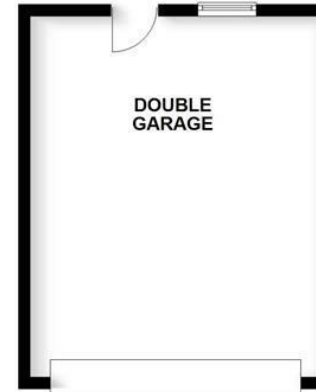
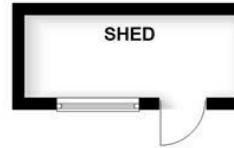
### Agents Note

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.





**OUTBUILDINGS**  
APPROX. 35.7 SQ. METRES (384.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 55.6 SQ. METRES (598.6 SQ. FEET)



**GROUND FLOOR**  
APPROX. 93.3 SQ. METRES (1004.7 SQ. FEET)



TOTAL AREA: APPROX. 184.7 SQ. METRES (1988.0 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		
(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		
		EU Directive 2002/91/EC

