

78 Robina Drive, Cheadle, Staffordshire ST10 1HE

Price guide £234,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

Offering far more space than first meets the eye, this impressive three-bedroom semi-detached home has been thoughtfully updated and improved throughout, creating stylish, versatile and genuinely move-in-ready accommodation arranged across three floors. Occupying an enviable position at the head of a peaceful cul-de-sac on Robina Drive, this superb family home combines generous interiors, excellent off-road parking and a substantial rear garden.

The ground floor opens with a welcoming entrance hall and convenient modern cloakroom. At the heart of the home is a well-equipped kitchen/dining room, offering ample storage and plenty of space for family meals and entertaining. The bright and inviting lounge features characterful wood-block flooring, an attractive fireplace and patio doors opening directly onto the raised decking—perfect for extending the living space outdoors during the warmer months.

The first floor offers two spacious double bedrooms, both enhanced by built-in storage, together with a beautifully modernised family bathroom. Finished with contemporary chrome fittings, subtle grey tiling and an eye-catching patterned feature wall, the bathroom adds a stylish finishing touch.

A staircase rises to the top floor, where a generous and versatile attic room provides an excellent addition to the accommodation. Complete with a Velux roof window, laminate flooring, inset spotlights, a radiator and extensive under-eaves storage, this impressive space offers a variety of potential uses to suit the needs of a growing family.

Outside, the wide block-edged gravel driveway provides ample off-road parking for several vehicles. Gated side access leads to the generously sized rear garden, which presents a fantastic opportunity for the whole family to enjoy. With an elevated decked seating area, lawn, children's play space, stone patio and useful storage shed, the garden is perfectly suited to relaxing, entertaining and outdoor family life.







The Accommodation Comprises

Entrance Hall
5'2" x 6'5" (1.57m x 1.96m)
The property is approached beneath a charming covered porch canopy, with a composite front entrance door featuring an inset glazed panel opening into a welcoming entrance hall. Finished with a practical tiled floor, the hallway provides access to the ground-floor accommodation.

Cloakroom
2'8" x 6'0" (0.81m x 1.83m)
Fitted with a modern white suite comprising a low-level flush WC and wash hand basin set within a vanity unit providing useful storage beneath. Further features include part-tiled walls, a tiled floor, radiator and a privacy-glazed uPVC double-glazed window.

Kitchen/ Dining Area
14'10" x 12'10" (4.52m x 3.91m)
A well-proportioned kitchen and dining room fitted with an extensive range of walnut-finished wall and base units, complemented by a black brick-effect tiled splashback and stunning worktops. The kitchen incorporates an inset stainless-steel sink positioned beneath a uPVC double-glazed window, together with a built-in electric oven, gas hob and stainless-steel extractor hood.
Further features include an additional uPVC double-glazed window, tiled flooring, space for a dining table and a useful understairs storage cupboard. A uPVC double-glazed external door provides direct access to the outside.

Attractive Lounge
17'9" x 10'8" (5.41m x 3.25m)
A bright and inviting dual-aspect reception room featuring an attractive fireplace with a wooden mantel and brick hearth. The room benefits from traditional wood-block flooring, a double radiator and a uPVC double-glazed window to the front. uPVC double-glazed patio doors to the rear provide direct access to the decking area.

First Floor Landing
Benefiting from a uPVC double-glazed window, single radiator and a useful built-in storage cupboard housing the Worcester Bosch combination boiler.

Bedroom One
11'11" x 9'9" (3.63m x 2.97m)
A spacious and inviting principal double bedroom offering ample room for a range of freestanding bedroom furniture. A uPVC double-glazed window allows plenty of natural light into the room, while a useful built-in storage cupboard provides convenient storage. Further benefits include a single radiator.

Bedroom Two
11'6" x 10'11" (3.51m x 3.33m)
This well-presented double bedroom offering ample room for a range of freestanding furniture. The room benefits from a useful built-in storage cupboard, a single radiator and a uPVC double-glazed window providing plenty of natural light.

Family Bathroom
5'7" x 9'4" (max) (1.70m x 2.84m (max))
An upgraded and stylishly modernised bathroom fitted with a white suite comprising a panelled bath with an electric shower and mixer tap over, a pedestal wash hand basin and a low-level flush WC. The bath is complemented by an attractive patterned feature wall, with subtle grey tiling to the remaining walls and contemporary chrome fittings throughout. Further features include a chrome heated towel radiator and two privacy-glazed uPVC double-glazed windows.

Second Floor Landing
A staircase rises from the first-floor landing to the second-floor landing, which benefits from a Velux roof window providing natural light and a useful under-eaves storage area.

Attic Room
9'6" x 15'7" (2.90m x 4.75m)
An impressive and versatile attic room offering a generous amount of additional living space, ideal for use as a home office, hobby room or occasional guest room. The room benefits from a Velux roof window, inset ceiling spotlights, laminate flooring, a radiator and useful under-eaves storage.

Outside
Occupying a pleasant position at the head of the Robina Drive cul-de-sac, the property is situated within the hammerhead on the right-hand side. It is approached via a generous, wide driveway, attractively edged with block paving and finished with gravel to the centre, providing ample off-road parking across the frontage. The front boundaries are defined by timber-panel fencing, while a gated side entrance provides direct access to the rear garden.
The rear garden offers a variety of attractive and practical spaces, beginning with a large, slightly elevated decked seating area adjoining the property. Steps lead down to a lawn, beyond which lies a further gravelled section that is currently undergoing improvement and provides an ideal area for children's outdoor play. There is also a garden shed offering useful storage.
The generously sized rear garden offers excellent scope for the whole family to enjoy, with a variety of spaces for relaxing, entertaining and children's outdoor play.

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.

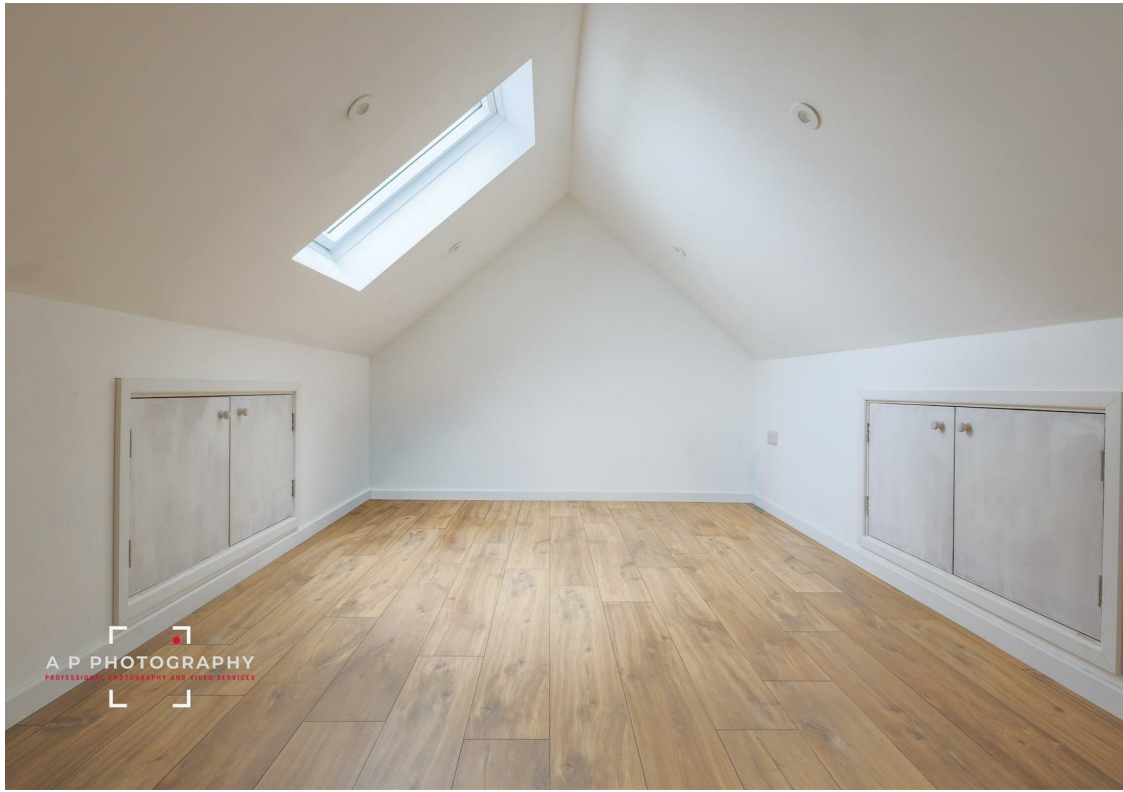
Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.

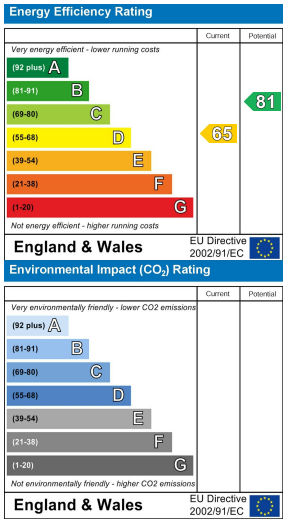

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