



15 Greenfield Crescent, Cheadle, Staffordshire ST10 1JX
Offers around £230,000



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

A charming traditional bay-fronted semi-detached home, offering spacious and versatile accommodation ideal for modern family living is offered with NO UPPER CHAIN. Well maintained over the years, the property blends character features with practical living space, creating a warm and inviting home. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a front bay-windowed reception room perfect as a cosy lounge or formal dining space, and an impressive extended second reception room to the rear. This generous living area enjoys direct access to the garden via patio doors, making it ideal for both everyday living and entertaining. The galleried kitchen is fitted with a range of traditional wooden units, offering ample storage and workspace along with room for appliances. To the first floor, there are three well-proportioned bedrooms, including two comfortable doubles and a single room, complemented by a family bathroom fitted with a modern white P-shaped suite. Externally, the property continues to impress. A traditional paved driveway to the front, framed by mature hedging, provides excellent kerb appeal along with ample off-road parking and access to a detached garage. To the rear, the enclosed garden offers a wonderful outdoor retreat, featuring a paved patio area ideal for al fresco dining, a well-kept lawn, and established borders that provide colour, privacy, and interest throughout the seasons. Overall, this is a fantastic opportunity to acquire a characterful and generously proportioned home in a well-established setting, perfectly suited to growing families or those looking for flexible living space.



The Accommodation Comprises:

Entrance Hall

12'07" x 5'11" (3.84m x 1.80m)

Accessed via a uPVC front entrance door with adjacent side panel, allowing for additional natural light. The hallway benefits from a radiator and provides a welcoming introduction to the property.

Lounge

13'05" (into bay) x 12'0" (max) (4.09m (into bay) x 3.66m (max))

Featuring a uPVC bay window to the front elevation, allowing for plenty of natural light. The room is centred around a traditional feature fireplace with tiled hearth, creating a focal point. Sliding doors lead through to the second reception room, offering flexible living space.

Reception/ Sitting Room

17'10" x 11'05" (max) (5.44m x 3.48m (max))

This versatile reception room features a black Adam-style fireplace incorporating a fitted electric fire and hearth, providing an attractive focal point. Extended over the years, the room offers larger-than-average living space, ideal for a variety of uses. Patio doors lead out to the rear garden, allowing for excellent natural light and indoor-outdoor living, and the room is completed with a radiator.

Galleried Kitchen

16'08" x 8'05" (max) (5.08m x 2.57m (max))

Fitted with a good range of high and low-level units in a traditional wooden finish with coordinating handles, complemented by features including a plate rack and corner shelving. A dark contrasting work surface incorporates an inset stainless steel circular sink with drainer and mixer tap. The room benefits from two uPVC windows providing natural light, along with space for appliances, a radiator, and a tiled floor.

First Floor

Stairs rise from the Entrance Hall leading up to the:

Bedroom One

13'06" (into bay) x 10'09" (4.11m (into bay) x 3.28m)

A well-proportioned double bedroom featuring a traditional

bay window to the front elevation, allowing for plenty of natural light. The room benefits from a radiator and a built-in wardrobe providing useful storage.

Bedroom Two

10'11" x 10'02" (3.33m x 3.10m)

A well-proportioned bedroom featuring a window providing natural light, along with a radiator and a built-in wardrobe offering useful storage.

Bedroom Three

7'03" x 5'11" (2.21m x 1.80m)

A comfortable bedroom featuring a uPVC window allowing for natural light, along with a radiator.

Bathroom

7'05" x 6'03" (2.26m x 1.91m)

Appointed with a panelled P-shaped bath complete with glass side screen, a pedestal wash hand basin with mixer tap, and a low flush WC. The room is finished with herringbone-style vinyl flooring, a privacy window allowing for natural light, and a radiator.

Outside

The property enjoys an attractive frontage, set behind a low brick wall with a paved driveway laid with traditional slabs. Mature hedging to either side provides a pleasant sense of privacy, while the driveway offers generous off-road parking and convenient side access to a detached garage.

To the rear, the garden is a real highlight of the home. A patio seating area sits directly off the second reception room, creating an ideal space for entertaining or enjoying warmer months. Steps lead down to a further paved section and onto a well-maintained lawn, bordered by established, well-stocked flower beds and mature planting, offering both colour and privacy throughout the seasons.

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.

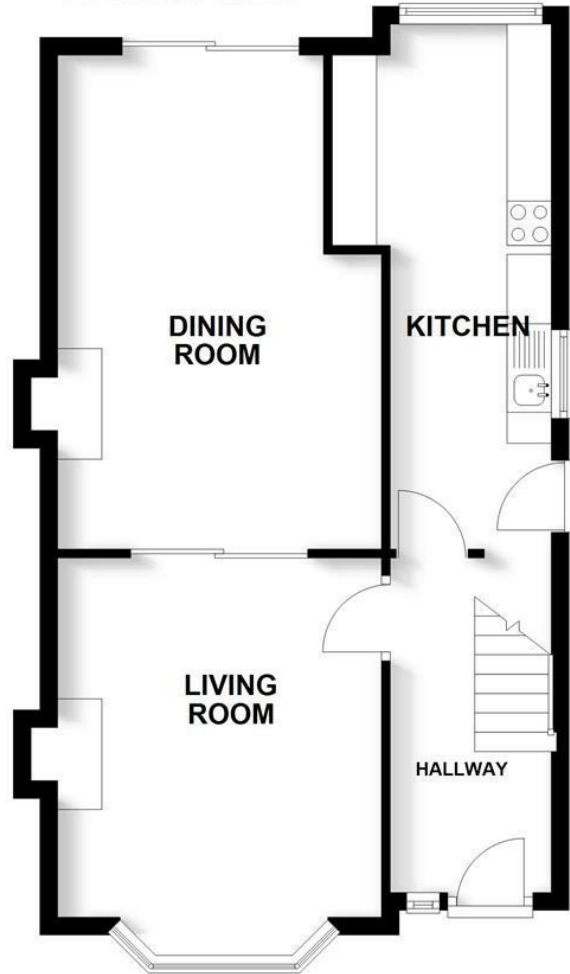
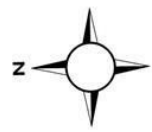
Agents Note

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.

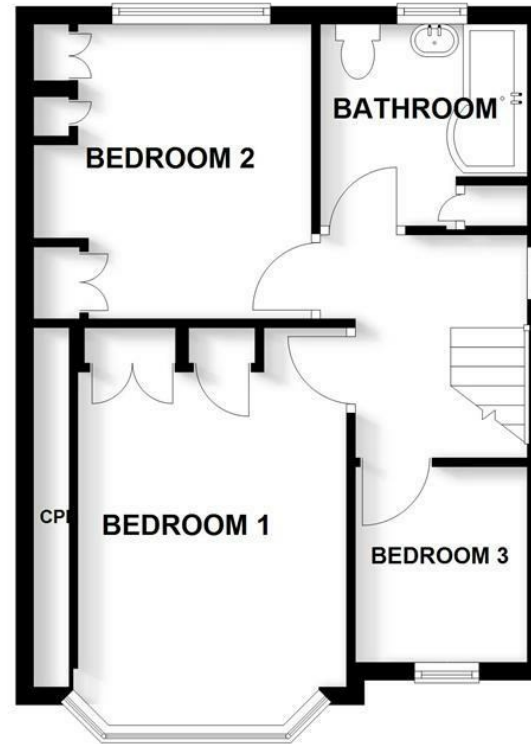




GROUND FLOOR
APPROX. 590.3 SQ. FEET



FIRST FLOOR
APPROX. 438.1 SQ. FEET



TOTAL AREA: APPROX. 1028.4 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		
(55-68) D		76
(39-54) E	66	
(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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