27 Attlee Road, Cheadle, Staffordshire ST10 1LL

Price guide £210,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

An exceptional opportunity to acquire this beautifully upgraded and modernised semi-detached family home, perfectly positioned within the heart of the town. Immaculately presented, the property combines contemporary style with practical family living.
A welcoming entrance hall leads into a spacious lounge, where a charming log burner set within a feature wooden mantel creates a warm and inviting focal point for relaxing or entertaining.
The stunning open-plan kitchen and dining area is finished to a high standard with sleek cream gloss units, elegant wooden worktops, built-in appliances, and a practical under-stairs cupboard housing utility services. Natural light floods through UPVC windows and patio doors, seamlessly connecting indoor and outdoor living.
Upstairs, three generously proportioned bedrooms await, two with built-in wardrobes offering excellent storage solutions, complemented by a beautifully upgraded family bathroom with a P-shaped bath, plumbed-in shower, vanity unit, and chic low-flush WC.
Outside, the property benefits from off-road parking and a lawned front garden. The rear garden is a true family haven, fully enclosed and featuring a paved patio for alfresco dining, a large lawn bordered with flower beds, a circular patio area at the far end, and a timber shed – perfect for storage or a garden retreat.
With local schools, convenience stores, and the High Street all within easy walking distance, this property offers both an ideal family lifestyle and a highly convenient location. Early viewing is strongly recommended to appreciate everything this home has to offer.

The Accommodation Comprises

Entrance Hall
5'1" x 3'1" (1.55m x 0.94m)
Entered via a UPVC front door with obscure glazed insert, the welcoming entrance hall features laminate flooring and staircase rising to the first floor. Doors provide access to the principal ground floor accommodation.

Lounge
17'1" x 10'3" (5.21m x 3.12m)
A spacious and inviting reception room featuring a charming fireplace with wooden mantel and installed log-fuel burner, creating an attractive focal point to the room. Two UPVC double glazed windows allow for an abundance of natural light, while two radiators ensure comfort throughout the year. This well-proportioned living space offers excellent room for both relaxation and entertaining

Kitchen/ Dining Room
17'1" x 9'11" (5.21m x 3.02m)
This impressive open-plan kitchen/dining space is fitted with a stunning range of cream high-gloss wall and base units complemented by chrome handles and solid wooden work surfaces over. An inset stainless steel sink unit with mixer tap sits beneath one of the two UPVC double glazed windows, while integrated appliances include a built-in electric oven, hob and stainless steel extractor hood.
The room benefits from two radiators, inset spotlights and a tiled floor throughout, creating a stylish yet practical family space. UPVC patio doors open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.
A useful under-stairs storage cupboard provides additional space and houses plumbing for an automatic washing machine along with a wall-mounted gas central heating boiler.

First Floor
Stairs from the Entrance Hall lead to the:

Landing
Having a UPVC window, radiator and access to the roof.

Bedroom One
12'2" x 14'5" (max) (3.71m x 4.39m (max))
A well-proportioned double bedroom featuring a built-in wardrobe providing useful storage space. A UPVC double glazed window allows for plenty of natural light, while a radiator ensures year-round comfort. Finished with ceiling light point and ample space for additional bedroom furnishings.

Bedroom Two
7'1" x 9'11" (max) (2.16m x 3.02m (max))
A comfortable bedroom benefiting from a built-in wardrobe for convenient storage. A UPVC double glazed window provides natural light, complemented by a radiator for warmth and comfort. The room offers ample space for bedroom furnishings and is ideal as a second double bedroom, guest room or home office.

Bedroom Three
9'9" x 7'0" (2.97m x 2.13m)
A versatile bedroom featuring a UPVC double glazed window that fills the room with natural light. The space is heated by a radiator and is ideal as a single bedroom.

Family Bathroom
6'4" x 7'3" (1.93m x 2.21m)
A beautifully upgraded bathroom suite featuring a P-shaped panelled bath with a plumbed-in shower over and glass side screen. The room also offers a stylish wash hand basin set into a vanity unit, and a side low-flush WC combined as a single sleek unit. A chrome towel radiator provides warmth, while a UPVC double glazed window allows natural light to fill the space. Additionally, a built-in storage cupboard with radiator offers practical storage solutions, laminate flooring and privacy UPVC window.

Outside
The property occupies a convenient location within walking distance of local convenience stores, primary and high schools, and the town centre. To the front, a driveway provides off-road parking, complemented by a lawned garden to the side and a pathway leading to the rear.

The rear garden features a paved patio area, ideal for outdoor entertaining, which extends onto a generous lawn bordered by mature flower beds. At the far end of the garden, a further circular patio provides an additional seating area, alongside a timber shed for storage. The garden is fully enclosed, offering both privacy and a safe space for children or pets.

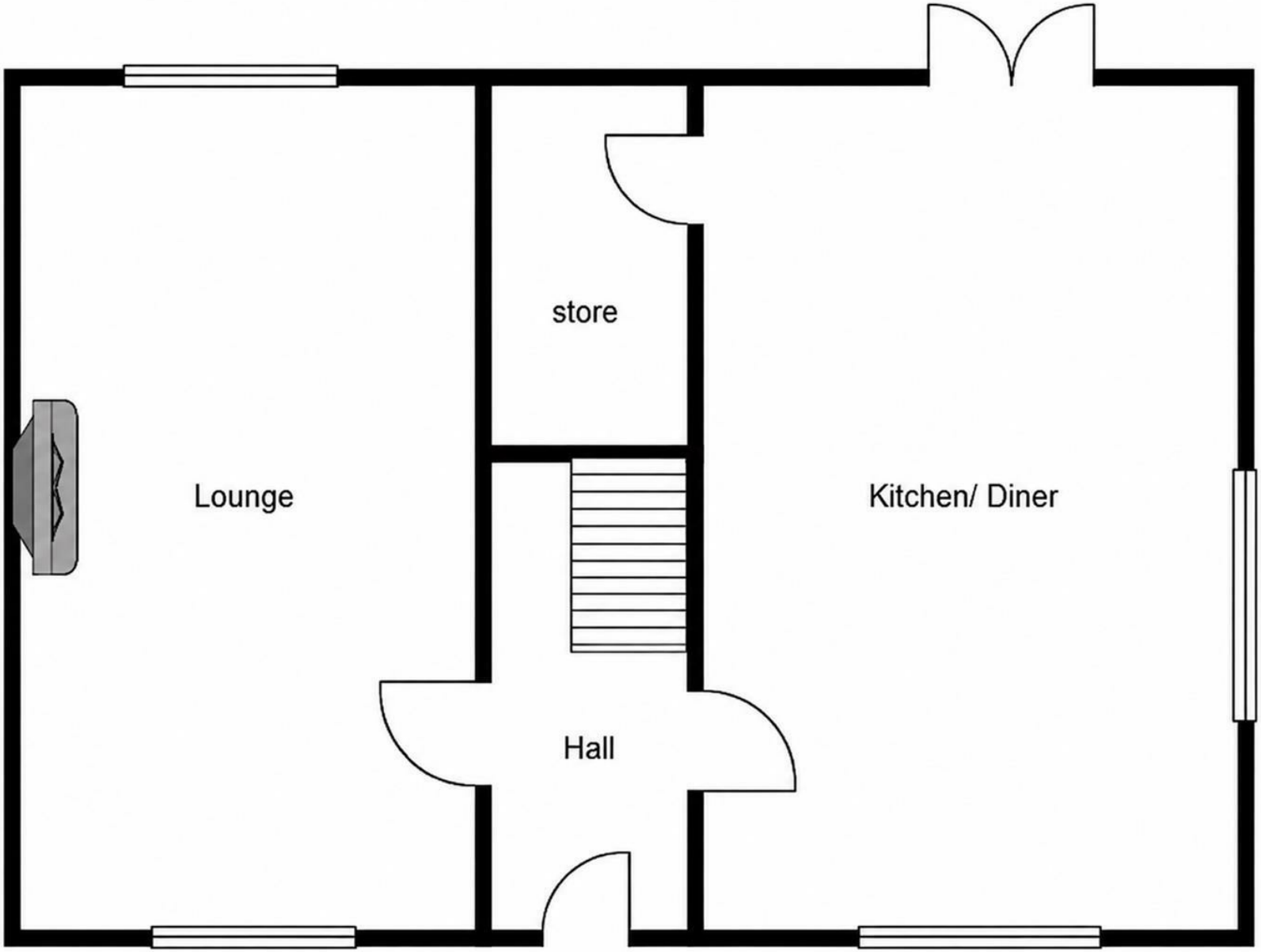
Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

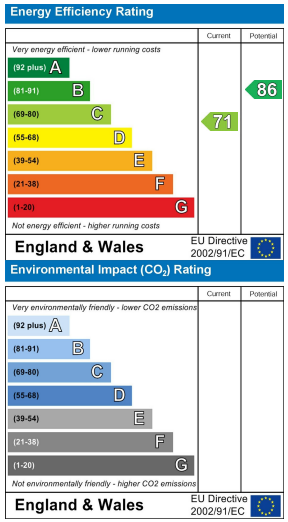
Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

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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