47 Ness Grove, Cheadle, Staffordshire ST10 1TA

Price guide £265,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

This established detached home offers spacious and flexible accommodation, ideal for growing families or those seeking adaptable living space.

The property welcomes you via an inviting entrance hall with cloakroom, leading into a bright and generously sized lounge featuring a large front-facing window that fills the room with natural light. The kitchen is fitted with attractive wooden shaker-style units and provides ample space for appliances, flowing seamlessly into the adjoining dining room — perfect for entertaining — with direct access into the conservatory, creating an excellent additional reception area overlooking the garden.
A further versatile reception room, currently arranged as a snug/sitting room, offers flexibility and could easily serve as a fourth bedroom, home office or playroom.
To the first floor are three well-proportioned bedrooms and a modern family double shower room.
Externally, the property continues to impress. A substantial driveway spans the full width of the frontage, providing extensive off-road parking. A side carport leads to a detached garage, while gated side access opens into the enclosed rear garden. The garden features a lawn, paved patio area ideal for outdoor dining, and established flower beds adding colour and character.
Offering adaptable living space, generous parking, and excellent outdoor areas, this property presents a fantastic opportunity for families seeking a well-rounded home in a desirable setting.

The accommodation comprises

Entrance Hall
8'4" x 8'9" (2.54m x 2.67m)
Step inside this welcoming entrance hall with a UPVC double-glazed front entrance door, stylish wood-block flooring, a radiator with decorative cover, and a handy under-stairs storage cupboard.

Cloakroom
3'1" x 4'8" (0.94m x 1.42m)
Ideal for guests, this convenient cloakroom features a low-flush WC, wash hand basin with mixer tap, radiator, UPVC double-glazed window, and stylish inset spot lighting.

Lounge
16'10" x 11'11" (5.13m x 3.63m)
The lounge is a warm and inviting space, centred around a charming Adam-style fireplace with electric fire, perfect for cosy evenings in. A radiator ensures year-round comfort, while a UPVC double-glazed window fills the room with natural light. Elegant double doors open seamlessly into the dining room, creating an ideal layout for both everyday living and entertaining.

Dining room
11'6" x 11'10 (max) (3.51m x 3.61m (max))
The dining room offers a relaxed and versatile space, ideal for family meals or entertaining guests. Filled with natural light from the UPVC double-glazed window, the room is comfortably heated by a radiator, while double doors open into the conservatory, extending the living space and creating a seamless indoor-outdoor feel.

Conservatory
8'2" x 10'9" (2.49m x 3.28m)
The conservatory offers an additional living area ideal for relaxing or entertaining, featuring attractive wooden flooring, UPVC double-glazed windows, and patio doors opening directly onto the rear garden, allowing plenty of natural light and easy access to outdoor space.

Kitchen
6'10" x 10'9" (2.08m x 3.28m)
The kitchen is well appointed with a range of high and low level fitted units, complemented by generous work surfaces ideal for everyday cooking and family meal preparation. An inset enamel sink with mixer tap and part-tiled walls add practicality, while a radiator and UPVC double-glazed window ensure a bright and comfortable space.

Reception Room/ Bedroom Four
9'1" x 7'11" (2.77m x 2.41m)
This adaptable reception room offers excellent flexibility to suit a variety of family needs, whether as a fourth bedroom, home office, or playroom. Finished with stylish wood-block flooring and contemporary inset spot lighting, the room also benefits from a radiator and UPVC double-glazed window, creating a comfortable and well-lit space.

Landing
UPVC double glazed window, handy built in storage cupboard and access to roof void

Bedroom one
11'5" x 12'0" (3.48m x 3.66m)
Bedroom One is thoughtfully designed with an extensive run of Ikea Pax wardrobes enhanced by stylish inset spot lighting. A uPVC double-glazed window provides a pleasant outlook, while a radiator adds to the room's comfort.

Bedroom Two
10'5" x 12'0" (3.18m x 3.66m)
A generously proportioned bedroom featuring a uPVC double-glazed window and radiator, offering a pleasant setting.

Bedroom Three
7'2" x 7'10" (2.18m x 2.39m)
Bedroom Three is a versatile room, well suited to a home office or nursery, and discreetly accommodates the wall-mounted Worcester gas combination boiler.

Family Shower Room
5'9" x 7'10" (1.75m x 2.39m)
The family shower room is stylishly presented with a fully enclosed shower cubicle and Triton electric shower, complemented by a pedestal wash hand basin and low-flush WC. Tiled walls, inset spot lighting, a double radiator and a uPVC double-glazed window complete the space.

Outside
Externally, the property is set back behind a generous tarmac frontage, providing ample off-road parking for multiple vehicles. An attached car port offers additional covered parking and leads through to a detached garage, ideal for storage, workshop space or further vehicle accommodation. Gated side access leads into the enclosed rear garden, designed for ease of maintenance and enjoyment. The garden features a well-kept lawn, a paved patio area perfect for outdoor dining and entertaining, and a charming flower bed area tucked neatly into the corner, adding a touch of colour and character.

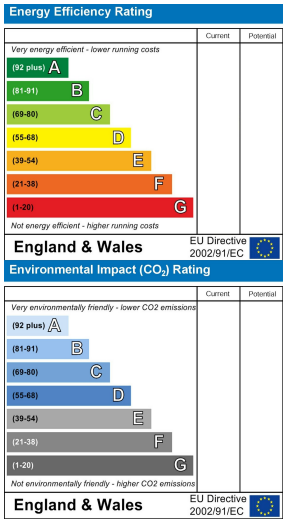
Services
All mains services are connected. The property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING

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 only be happy to provide you with a quotation whether or not you are buying through our office

Agents Notes
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



19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natashaford@kevinfordandcoltd.co.uk
www.kevinfordandco.co.uk

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