



**6 Rudyard Way, Cheadle, Staffordshire ST10 1ST**  
**Asking price £325,000**



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

This beautifully presented four-bedroom detached home offers spacious, versatile living perfectly suited to modern family life, combining comfort, style, and practicality throughout. Step inside to a welcoming entrance hall that sets the tone for the rest of the property, leading through to a generous lounge complete with a contemporary wall-mounted gas fire — an ideal space to relax and unwind. A separate dining room provides the perfect setting for entertaining, with patio doors opening into a bright and airy conservatory that enjoys delightful views over the rear garden, seamlessly blending indoor and outdoor living.

The well-appointed kitchen is fitted with an attractive range of wooden units, complemented by contrasting work surfaces and a selection of integrated appliances, including a Bosch oven, microwave, electric hob, extractor, and dishwasher. A separate utility room adds further convenience, offering additional storage and direct access to the garden.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all filled with natural light, making them ideal for growing families or those needing flexible home-working space. The modern family bathroom is stylishly finished, featuring a panelled bath with shower over, sleek vanity unit, and chrome heated towel radiator.

Externally, the home boasts excellent kerb appeal with a block paved driveway providing ample off-road parking, along with access to a partially converted garage offering valuable storage. To the rear, the private garden is a true highlight — featuring a paved patio for al fresco dining, a well-maintained lawn, and a charming summer house, all backing onto open greenery to create a peaceful and secluded retreat. A fantastic opportunity to acquire a well-rounded family home in a desirable setting — early viewing is highly recommended.



## The Accommodation Comprises

### Entrance Porch

2'10" x 7'10" (0.86m x 2.39m )

Accessed via a uPVC front entrance door with matching side panels, the entrance porch provides a welcoming introduction to the property. Featuring a tiled floor, this practical space is ideal for removing outerwear and footwear before entering the main accommodation.

### Entrance Hall

13'0" x 6'11" (3.96m x 2.11m )

Featuring a uPVC front entrance door with matching side panels, allowing for plenty of natural light. The space is finished with a laminate floor and includes a radiator, providing a warm and practical area with access to the main living accommodation.

### Cloakroom

2'9" x 4'4" (0.84m x 1.32m)

Fitted with a low flush WC and a single radiator, this convenient ground floor cloakroom also benefits from a uPVC window for natural light. The space is finished with a tiled floor, offering both practicality and ease of maintenance.

### Lounge

14'8" x 10'10" (4.47m x 3.30m )

A comfortable and inviting living space featuring a wall-mounted gas fire as a focal point, complemented by a radiator for additional warmth. A uPVC window allows for natural light, creating a bright and relaxing atmosphere.

### Dining Room

8'6" x 8'10" (2.59m x 2.69m )

A well-proportioned dining space featuring a radiator and uPVC tilt-and-turn patio doors, providing direct access into the conservatory. The room offers a bright and versatile area, ideal for both everyday dining and entertaining.

### Conservatory

10'8" x 8'8" (3.25m x 2.64m)

A brick and uPVC construction conservatory offering a versatile additional living space, featuring a radiator for year-round use and a tiled floor for practicality. uPVC double glazed patio doors provide direct access to the rear garden, while allowing for an abundance of natural light.

### Kitchen

11'6" x 8'9" (3.51m x 2.67m)

A well-appointed fitted kitchen comprising a range of wooden slab-style units with chrome handles, complemented by work surfaces with a dark contrasting finish. An inset stainless steel sink unit with mixer tap and drainer is positioned beneath a uPVC window, enjoying views over the rear garden.

Integrated appliances include a Bosch electric oven and microwave, electric hob with extractor hood over, and an integrated dishwasher. The kitchen is further enhanced by inset spotlighting, creating a bright and functional cooking space.

### Utility Room

11'9" (max) x 8'2" (max) (3.58m (max) x 2.49m (max))

Fitted with a range of high and low level units with work surface over, incorporating an inset stainless steel sink bowl with mixer tap. There is plumbing for an automatic washing machine and space for a tumble dryer, along with a radiator for added comfort. The room is finished with a tiled floor and benefits from a uPVC window and rear entrance door providing access outside.

### Store Room

7'0" x 8'3" (2.13m x 2.51m)

A useful storage space featuring a uPVC window, with the room forming part of the garage, offering practical additional storage or potential for a variety of uses.

### Garage (Part)

9'6" x 8'3" (2.90m x 2.51m )

The garage is now partially reduced in size due to the creation of the store room but still offers useful additional space for storage.

### First Floor

Stairs from the Entrance Hall rise to the:

#### Bedroom One

16'6" x 8'1" (5.03m x 2.46m )

A spacious double bedroom featuring two radiators for added comfort and two uPVC windows, allowing for plenty of natural light.

#### Bedroom Two

11'7" x 10'11" (3.53m x 3.33m)

Another well-proportioned bedroom featuring a radiator, laminate flooring, and a uPVC window, providing a bright and comfortable space.

#### Bedroom Three

11'11" x 10'11" (3.63m x 3.33m )

A comfortable bedroom featuring a single radiator, laminate flooring, and a uPVC window, providing a bright and practical space.

#### Bedroom Four

8'5" x 7'11" (2.57m x 2.41m )

Featuring a single radiator, laminate flooring, and a uPVC window, allowing for good natural light. The room also benefits from a built-in storage cupboard, providing useful additional storage space.

#### Bathroom

8'0" x 6'8" (2.44m x 2.03m )

Fitted with a panelled bath with mixer tap and a plumbed-in shower over, the bathroom also includes a wash hand basin with mixer tap set

within a vanity unit, and a low flush WC. Additional features include a chrome heated towel radiator, laminate flooring, a uPVC window for natural light, and inset spotlighting, creating a modern and functional space.

### Outside

The property stands well and is approached via a block paved driveway, providing ample off-road parking for several vehicles and access to the partially converted garage for storage.

A side access leads to the rear garden, which features a paved patio area extending across the rear, ideal for seating and outdoor entertaining. Beyond this lies a lawned garden, along with a summer house complemented by a fronted patio area.

The property enjoys a pleasant outlook to the rear, with open greenery beyond, offering a good degree of privacy.

### 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.





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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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