



**62 Robina Drive, Cheadle, Staffordshire ST10 1HE**  
**Price guide £210,000**



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

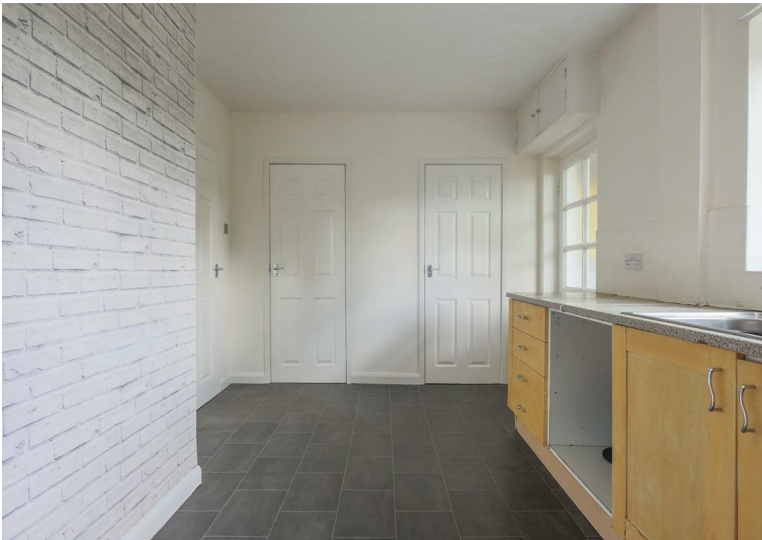
A fantastic opportunity to acquire this spacious and versatile semi-detached home, perfectly positioned within easy walking distance of the town centre, local shops, and well-regarded schools—making it an ideal choice for families and professionals alike.

This property offers far more than first meets the eye, with thoughtfully arranged accommodation set across three floors. Upon entering, you are welcomed by a bright entrance hall leading into a cosy yet stylish lounge, complete with a charming feature fireplace—perfect for relaxing evenings. To the rear, the generous kitchen provides an excellent space for everyday living and entertaining, complemented by a rear entrance hall, a convenient ground floor WC, and a useful store room.

Upstairs, the first floor hosts two spacious double bedrooms and a well-appointed family bathroom. The real highlight of this home is the impressive loft conversion, fully compliant with planning permission and building regulations. The third floor offers a superb double bedroom with two Velux windows flooding the space with natural light, along with a separate landing area currently utilised as a home office—ideal for remote working, studying, or a quiet retreat.

Externally, the property continues to impress. To the front, there is ample off-road parking with a generous gravelled driveway. A side pathway leads to the beautifully sized rear garden, which offers a wonderful balance of lawn and low-maintenance areas. A paved pathway runs alongside a gravelled section—ideal for decorative planting or additional storage—leading to a delightful patio area at the top of the garden, creating the perfect setting for outdoor dining, entertaining, or simply unwinding in the warmer months.

Early viewing is highly recommended to fully appreciate everything this property has to offer! **NO UPPER CHAIN TOO!**



## The Accommodation Comprises:

### Entrance Hall

12'3" x 5'11" (3.73m x 1.80m )

A welcoming entrance hall featuring laminate flooring, a single radiator, and a composite front entrance door. A UPVC window allows for natural light, creating a bright and inviting first impression.

### Cosy Lounge

11'4" x 11'10" (3.45m x 3.61m)

A comfortable and well-presented lounge featuring a wooden feature fireplace with an inset electric fire, creating a cosy focal point. The room benefits from laminate flooring, a single radiator, and a UPVC window allowing plenty of natural light.

### Fitted Kitchen

9'1" x 15'11" (2.77m x 4.85m )

A spacious kitchen area fitted with a modern range of wooden shaker-style wall and base units, complemented by chrome handles and work surfaces over, incorporating an inset stainless steel sink unit. The room features a vinyl floor, a single radiator, and a UPVC window providing natural light. There is a separate pantry, and an additional storage cupboard. The wall-mounted gas combination boiler is also housed here.

### Rear Entrance Hall

4'3" x 6'10" (1.30m x 2.08m )

A practical rear entrance hall featuring a composite rear entrance door with side panel, allowing additional natural light. The space also benefits from a double wall unit, providing useful storage.

### Toilet

4'8" x 2'8" (1.42m x 0.81m)

With UPVC window, high flush WC.

### Store room

4'8" x 3'4" (1.42m x 1.02m )

A useful and practical store room providing excellent additional storage space, ideal for housing household items, cleaning equipment, or pantry overflow. The room offers versatility and could also be adapted to suit a variety of needs, such as a utility area or compact workspace.

### First Floor

Stairs from the Entrance Hall lead up to the:

### Landing

With built in storage cupboard off.

### Bedroom One

11'5" x 14'11" (max) (3.48m x 4.55m (max))

A well-proportioned double bedroom, reducing to 12'0", featuring three UPVC double glazed windows allowing for plenty of natural light. The room benefits from a single radiator and a built-in storage cupboard.

### Bedroom Two

9'2" x 11'11" (2.79m x 3.63m)

A well-presented bedroom featuring a double radiator and a UPVC double glazed window, providing natural light.

### Bathroom

6'1" x 5'11" (1.85m x 1.80m)

A well-appointed bathroom fitted with a clean and modern white suite, comprising a panelled bath with mixer tap and shower attachment over, a pedestal wash hand basin, and a low flush WC. The space is both practical and inviting, featuring part tiled walls for easy maintenance, a double radiator ensuring comfort, and a UPVC window that allows plenty of natural light to fill the room.

### Landing /Office Area

7'7" x 4'3" (2.31m x 1.30m)

A bright and versatile landing area enhanced by a Velux window, allowing natural light to flood the space. Currently utilised as a home office, this area provides an ideal setting for remote working, studying, or a quiet reading nook, while also offering flexibility to suit a variety of lifestyle needs.

### Bedroom Three

13'5" x 11'9" (4.09m x 3.58m )

A fantastic addition, offering a well-proportioned and versatile space as part of the loft conversion. The room benefits from two Velux windows, allowing plenty of natural light, along with a radiator for comfort. There is also useful under eaves storage, making this an ideal bedroom, guest room, or hobby space.

### Outside

Externally, to the front of the property there is a gravelled area providing ample off-road parking for two vehicles, complemented by a well-kept flower border to the left adding a touch of greenery and kerb appeal. A gravelled and paved pathway leads along the side elevation, giving access to the enclosed rear garden.

The rear garden is a particular highlight, offering a generous and well-maintained outdoor space. Predominantly laid to lawn, the garden stretches up to a paved patio area at the top—perfect for outdoor seating and enjoying the private surroundings. The garden also benefits from established shrubbery borders, adding character and colour throughout the seasons, along with a useful gravelled area suitable for storage or additional planting.

### 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.

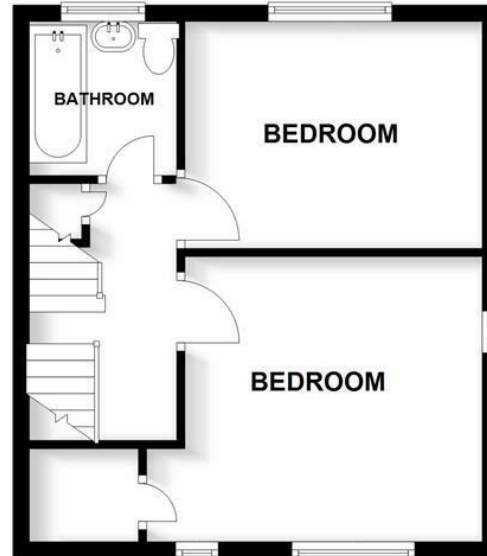




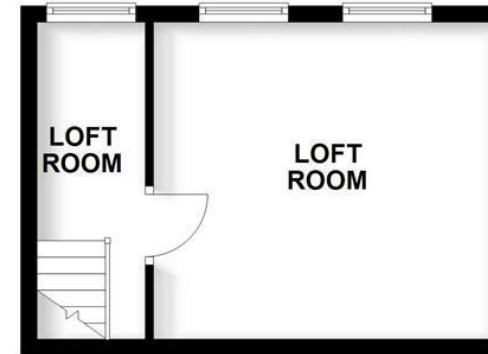
**GROUND FLOOR**  
APPROX. 490.8 SQ. FEET



**FIRST FLOOR**  
APPROX. 380.3 SQ. FEET



**SECOND FLOOR**  
APPROX. 240.5 SQ. FEET



**TOTAL AREA: APPROX. 1111.5 SQ. FEET**

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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		68
(39-54) E		
(21-38) F		
(1-20) G		74
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

