



94 Attlee Road, Cheadle, Staffordshire ST10 1LJ
Offers over £199,950



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

GUIDE PRICE £199,950 - £215,000

A beautifully presented mature semi-detached home, thoughtfully improved and updated over the years to create a stylish and welcoming property perfectly suited to first-time buyers, young families, or those seeking a home ready to move straight into. Occupying a pleasant position within the heart of Cheadle, this charming home effortlessly blends character features with modern comforts and practical family living. The accommodation begins with an inviting entrance hall leading into a cosy yet spacious lounge, where a feature log burner creates a warm and relaxing focal point — perfect for cosy evenings. The living space flows seamlessly into the bright and attractive kitchen/dining area, fitted with a charming country-style shaker kitchen complete with integrated appliances and ample space for family dining and entertaining alike. Practicality has been carefully considered throughout, with a useful understairs storage cupboard cleverly utilised as a utility area, alongside the added convenience of a downstairs WC. A side access door leads outside to additional storage space before opening out to the enclosed rear garden, enjoying a paved patio seating area, lawned garden, and colourful flower borders — an ideal outdoor space for children, pets, or summer entertaining.

To the first floor, the property offers three well-proportioned bedrooms comprising two doubles and a comfortable single room, together with a beautifully appointed family bathroom featuring a stunning freestanding bath and a fresh contemporary finish.

Positioned at the top of Attlee Road, the property enjoys exceptional convenience with immediate access to both Painsley Catholic College and The Cheadle Academy, whilst also being within easy reach of local shops, primary schools, amenities, and a nearby convenience store.



The Accommodation Comprises

Entrance Hall

A welcoming entrance to the property featuring a UPVC privacy window and small radiator and stairs leading to the first floor accommodation

Lounge

12'7" x 14'11" (max) (3.86m x 4.55m (max))

A wonderfully bright and welcoming space, beautifully designed to create a warm and relaxing atmosphere. A large uPVC window allows an abundance of natural light to flood the room, enhancing the cosy yet spacious feel. Taking centre stage is a charming cream log burner set beneath a characterful wooden mantel, creating an eye-catching focal point perfect for cosy evenings in. Complemented by a radiator for additional comfort, this inviting living space effortlessly combines charm, style, and practicality.

Country Style Kitchen

10'6" x 18'5" (3.20m x 5.61m)

Positioned to the rear of the property, the kitchen/dining area is a beautifully presented and highly functional family space, perfectly designed for both everyday living and entertaining. A large uPVC window fills the room with natural light while offering pleasant views over the rear garden, with an inset double sink, drainer, and mixer tap thoughtfully positioned beneath.

The kitchen itself features an attractive country-style shaker design finished in a neutral palette, beautifully complemented by elegant marble-effect work surfaces that add a touch of timeless style. Integrated appliances include an electric oven with microwave above, a four-ring gas hob with extractor hood over, while there is also space and plumbing for an automatic washing machine and a wine cooler. Ample space is provided for a tall fridge freezer alongside a generous dining area capable of comfortably accommodating a family-sized dining table.

Completing the room are stylish porcelain tiled flooring and contemporary spot lighting, creating a bright, modern, and welcoming space ideal for modern family living.

Utility Space

Cleverly positioned beneath the stairs, the utility area provides a practical and convenient space for laundry and additional household storage, helping to maximise the functionality of the home while remaining neatly tucked away.

Shower Room

9'6" x 3'6" (2.90m x 1.07m)

Just off the kitchen is a convenient downstairs cloakroom, beautifully finished with full tiling for a sleek and modern feel. The room features an enclosed shower cubicle with plumbed shower, a wash hand basin set within a vanity unit, and a low flush WC. Completing the space is a mirrored vanity cupboard, providing useful storage for everyday bathroom essentials.

Stairs lead to

The landing area with provides access to the loft and also features a upvc privacy window

Master bedroom

12'5" x 14'3" (max) (3.78m x 4.34m (max))

A beautifully presented and generously proportioned space, continuing the home's stylish and tasteful décor throughout. Offering a calm and relaxing atmosphere, the room benefits from a built-in wardrobe providing convenient storage, while a uPVC window allows plenty of natural light to fill the space. A radiator adds further comfort, creating a warm and inviting retreat perfect for unwinding at the end of the day.

Bedroom Two

10'8" x 10'2" (3.25m x 3.10m)

Another generously sized room, enjoying a bright and airy feel with a uPVC window allowing plenty of natural light, whilst a radiator ensures the room remains cosy throughout the year.

Bedroom Three

9'8" x 6'11" (2.95m x 2.11m)

A comfortable single bedroom, ideal for a child's room, home office or dressing room and benefits from a built-in storage cupboard over the stairs, a radiator and window, the room offers both practicality and versatility.

Classic Family Bathroom

7'10" x 6'4" (2.39m x 1.93m)

Beautifully presented in a modern and contemporary style, featuring a stunning freestanding bath with mixer tap and handheld shower attachment, alongside an additional Bristan electric shower for added convenience. The wash hand basin is set within a sleek vanity unit, complemented by a low flush WC and chrome heated towel rail, enhancing both style and functionality. Fully tiled walls and practical vinyl flooring complete the space, whilst a uPVC privacy window and useful airing cupboard add the finishing touches.

Outside

The property is approached via an extensive driveway, part gravel and part tarmac, providing ample off-road parking for multiple vehicles. Framed by established hedges and mature shrubs, the frontage enjoys an attractive degree of privacy while creating excellent kerb appeal. Gated side access leads through to the side elevation and enclosed rear garden.

To the rear, the garden offers a pleasant and well-maintained outdoor space, mainly laid to lawn with a paved patio seating area perfectly suited for outdoor dining, entertaining, or simply relaxing during the warmer months. Fully enclosed, the garden provides a safe and private setting for both children and pets to enjoy.

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 Notes

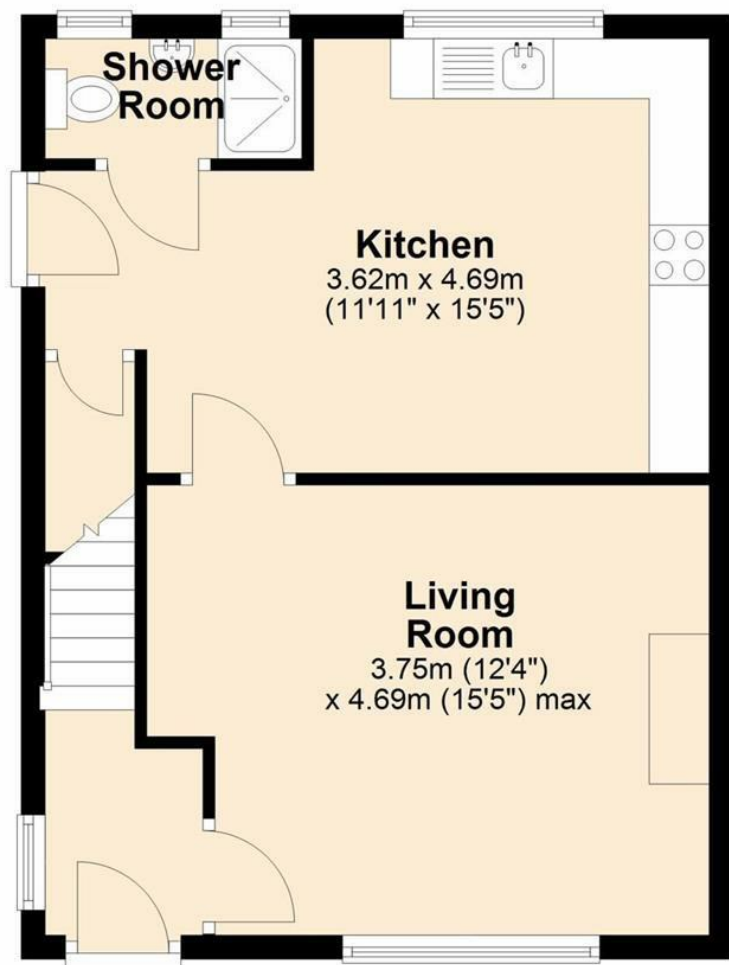
None of these services, built in appliances or where applicable, central heating systems have been tested by the agents and we are unable to comment on their serviceability





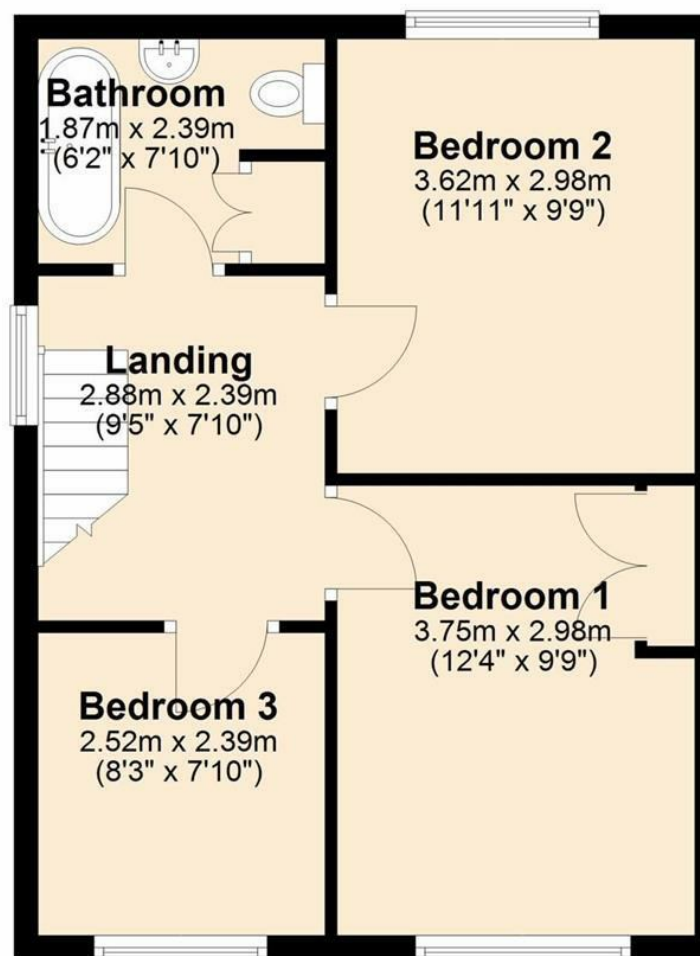
Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)

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		
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		
(1-20) G		
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