

**£169,950**

**27 Kempton Grove, Cheadle, ST10 1TQ**



- SPACIOUS SEMI-DETACHED HOUSE
- NO UPWARD CHAIN!
- CLOSE TO CHEADLE TOWN CENTRE
- BRIGHT AND SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- DRIVEWAY PARKING
- SINGLE GARAGE
- PRIVATE REAR GARDEN

**NO UPWARD CHAIN! TWO BEDROOM SEMI-DETACHED HOUSE CLOSE TO CHEADLE TOWN CENTRE.** This lovely two-bedroom semi is spacious and would be ideal for first time buyers. Generous driveway parking, single garage, secure private gardens to rear, with access to local schools and a good range of local shops. Viewing highly recommended!

# 27 Kempton Grove, Cheadle, ST10 1TQ

## ENTRANCE PORCH

1.14m x 0.89m (3'9" x 2'11")

UPVC part-glazed front door leading into a small entrance area. Newly decorate and carpeted. Doorway through to the lounge

## LOUNGE

13'9" x 13'3" (4.19m x 4.04m)

Spacious, freshly decorated and newly carpeted. Central electric fireplace, wall mounted radiator, large UPVC double glazed window overlooking the front of the property. Large understairs cupboard. Stairs off to the first floor. Doorway through to kitchen.

## KITCHEN DINER

13'9" x 8'2" (4.19m x 2.49m)

Range of fitted wall and base units with stainless steel sink and drainer. Space for freestanding fridge freezer. Integrated electric oven and electric hob. Space for washing machine and dishwasher. Vinyl tile-effect flooring. Wall mounted radiator. UPVC double glazed window and part-glazed UPVC door leading to rear patio and garden area. Space for dining table and chairs.

## STAIRS AND LANDING

Stairs rise up from the lounge to the first floor landing. Newly carpeted and freshly decorated. Doors off to the two bedroom and family bathroom.

## BEDROOM ONE

11'10" x 10'6" (3.61m x 3.20m)

Spacious double room with new carpet, new decor and useful built-in walk-in wardrobe space. UPVC double glazed window and wall mounted radiator.

## BEDROOM TWO

9'6" x 8'0" (2.90m x 2.44m)

A second double room with new carpet, new decor and UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

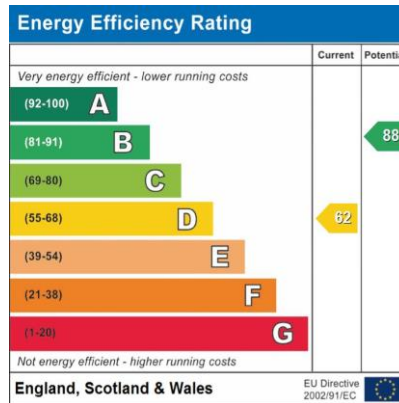
## FAMILY BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

Bath with shower above. Wash hand basin and wc. Wall mounted radiator, tiled walls, UPVC double glazed window.

## OUTSIDE AREAS

The property has a front and side block-paved driveway, that can accommodate up to four cars with ease. There is a single garage that is also generously proportioned and in good, dry condition. To the rear of the property is a large patio area, leading on to a lawned section of garden. The garden area is surrounded by timber panel fencing and offers a secure area for children to play.





DALE COLLINS



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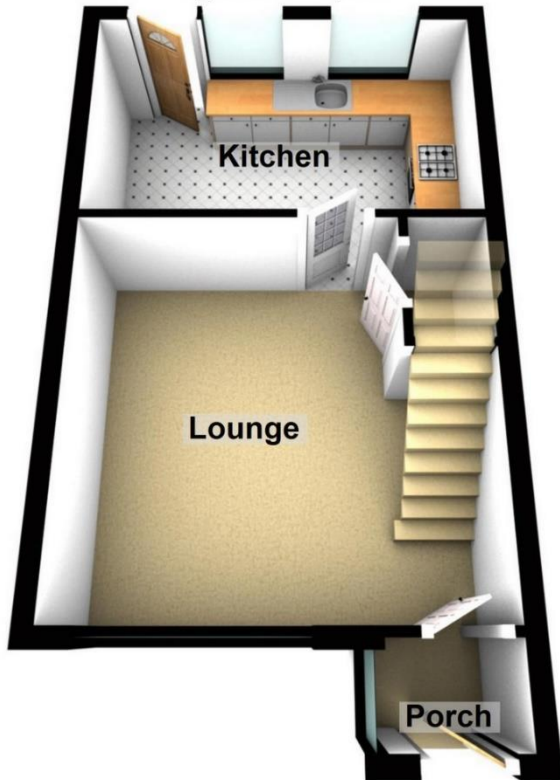


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## Ground Floor

Approx. 313.1 sq. feet



## First Floor

Approx. 300.2 sq. feet



Total area: approx. 613.2 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Location: 27 Kempton Grove, Cheadle, ST10 1TQ**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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