



44 Froghall Road, Cheadle, Staffordshire ST10 1JT
Price guide £259,950



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

This beautifully upgraded end-terraced home offers the perfect blend of traditional charm and contemporary living, with generous proportions throughout — making it an ideal choice for the modern family. Set back from the road, the property benefits from a full tarmac frontage, providing ample off-road parking. Gated side access leads conveniently to the rear garden, offering both privacy and practicality. Inside, the home opens into a welcoming lounge featuring a characterful brick-built open fireplace — a cosy focal point for relaxing evenings. Beyond, a stunning open-plan kitchen and dining space awaits. Thoughtfully designed with sleek grey gloss units, a central island perfect for entertaining, and integrated appliances throughout, it forms the stylish heart of the home. Off the kitchen, a matching utility room and a guest cloakroom add further convenience. In addition, a separate, flexible reception room provides the perfect space for a home office, playroom, snug, or even a formal dining area. This versatile space also features a multi-fuel burner, creating a warm and inviting atmosphere — perfect for winter evenings or relaxed gatherings. Upstairs, you'll find four generously sized bedrooms. The master benefits from its own modern en-suite, while the stylish family bathroom has been upgraded with a contemporary wood-effect finish, complete with a vanity unit and excellent built-in storage. Outside, the rear garden is fully enclosed for privacy and ease of maintenance. A block-paved patio area provides the ideal space for outdoor dining and entertaining, while the astroturf lawn offers a safe, tidy space for children and pets to enjoy. Lovingly modernised by the current owners, this larger-than-average home is move-in ready and offers flexible living for today's busy lifestyle!



The Accommodation Comprises

Lounge

15'0" x 11'11" (4.57m x 3.63m)

This delightful lounge exudes rustic charm and traditional warmth, boasting a beautiful brick open fireplace with a classic multi-fuel burner at its heart. A sturdy UPVC front door and matching window bring in natural light while preserving the cottage-like feel. A traditional radiator adds to the cosy atmosphere, and an understairs storage cupboard offers a practical touch without compromising on character.

Reception Room

11'8" x 10'2" (3.56m x 3.10m)

A charming additional reception room offers wonderful flexibility—perfect as a snug, home office, or formal dining space. It features a characterful brick fireplace with a multi-fuel burner, adding warmth and ambiance. A classic radiator and a UPVC window ensure the space remains both cosy and bright, blending practicality with timeless appeal.

Kitchen/ Dining Area

12'0" x 16'1" (3.66m x 4.90m)

The heart of the home, this well-appointed high gloss grey kitchen blends traditional style with modern practicality. It features an inset stainless steel sink with mixer tap set into generous work surfaces, surrounded by a good range of high and low level fitted units. A central island with a sleek quartz worktop offers both function and a focal point for family gatherings. Integrated appliances include a dishwasher and fridge/freezer, while inset spot lighting and a radiator ensure comfort and brightness. Finished with a durable laminate floor, UPVC window, and rear entrance door, this kitchen is as welcoming as it is practical.

Utility Room

5'3" x 5'4" (1.60m x 1.63m)

A practical yet charming utility room offers a range of built-in fitted units, ideal for additional storage and everyday essentials. There's plumbing in place for an automatic washing machine, with work surfaces above for convenience. A radiator ensures warmth year-round, while a UPVC window brings in natural light. Finished with a durable laminate floor, this space is both functional and in keeping with the home's traditional character.

Cloakroom

2'1" x 5'2" (0.64m x 1.57m)

A neatly presented cloakroom adds both charm and

convenience, featuring a wash hand basin with a modern mixer tap set into a classic vanity unit for added storage. A low flush WC, tiled floor, and a radiator complete the space, combining practical needs with a touch of rustic elegance

First Floor

Stairs from the Reception Room rise up to the:

Landing

With radiator, Access to Roof Void, built in cupboard off with Maine wall mounted gas combination boiler.

Master Bedroom

11'4" x 9'8" (3.45m x 2.95m)

Continues the home's inviting feel, featuring a radiator for year-round comfort and a UPVC window that brings in soft natural light.

En-Suite

6'3" x 3'3" (1.91m x 0.99m)

The shower room is tastefully appointed with a fully tiled shower cubicle and a plumbed-in shower, offering both comfort and ease. A stylish vanity unit with mixer tap and built-in storage sits alongside a low flush WC. Inset spot lighting and a radiator ensure the space remains warm and well-lit, while the laminate flooring adds a practical yet attractive finish.

Bedroom Two

8'5" x 12'0" (2.57m x 3.66m)

A peaceful retreat, offering a warm and welcoming atmosphere with a classic radiator and a UPVC window that allows for plenty of natural light.

Bedroom Three

11'11" x 10'2" (3.63m x 3.10m)

Radiator and UPVC window.

Bedroom Four

8'6" x 6'2" (2.59m x 1.88m)

Radiator with UPVC window.

Bathroom

6'3" x 8'7" (1.91m x 2.62m)

The bathroom offers a tranquil retreat, featuring a panelled bath with a mixer tap and plumbed-in shower overhead, complete with a side screen for convenience. A wash hand basin with mixer tap sits atop a vanity unit, with a low flush WC thoughtfully positioned. The room is illuminated by inset spotlights, while part-tiled walls add a touch of character. A radiator ensures

warmth, and a UPVC window fills the space with natural light. The laminate flooring combines durability with style, completing this practical yet charming bathroom.

Outside

This impressive property boasts strong curb appeal, proudly set behind a spacious tarmac driveway that offers generous off-road parking. The exterior beautifully blends traditional brickwork with a stylish part-rendered finish, creating a perfect fusion of classic charm and modern design.

To the side, secure gated access leads to a beautifully designed outdoor space, featuring a paved patio ideal for entertaining and an artificial lawned garden that's both attractive and low-maintenance. Whether you're hosting summer barbecues or enjoying quiet evenings outdoors, there's plenty of room for the whole family to relax. The entire area is privately enclosed with timber panelled fencing, offering a safe and secure environment for children and pets alike.

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		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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