



**27 Froghall Road, Cheadle, Staffordshire ST10 1JR**  
**Offers around £149,950**



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

This charming end-terraced home occupies a generous end plot in an elevated position, set back from the road to offer a greater sense of privacy. Pedestrian access leads via steps and a pathway to the inviting front entrance. The frontage is neatly lawned and extends to the side elevation, providing a wider plot than many neighbouring terraces and space for seating, planting, or even potential landscaping.

To the side, a paved patio wraps around to the rear, where you'll find the bright fitted white kitchen – complete with appliances included in the sale. A useful under-stairs cupboard offers extra storage or room for additional appliances. The cosy yet stylish lounge is positioned to the front and also benefits from its own entrance door, making it a welcoming focal point for guests. From the kitchen, an inner hall leads to the bathroom, while upstairs there are two well-proportioned double bedrooms. The rear bedroom enjoys views over the garden and set back from the road.

The rear garden is a real highlight – featuring an initial paved patio perfect for alfresco dining, a gravelled pathway with stepping stones, and a second, more secluded section of garden with an additional patio, lawn, and established flower borders. From here, the property's elevated position reveals pleasant distant views and a peaceful outdoor space ideal for relaxation.



## **The Accommodation Comprises:**

### **Lounge**

11'2" x 12'0" (3.40m x 3.66m)

Featuring an elegant Adam-style fireplace with a fitted gas fire, creating a charming focal point. The room is decorated in warm, neutral tones, offering a welcoming ambience from the moment you step inside. A UPVC window to the front elevation allows plenty of natural light to fill the space, while a front entrance door provides the option of using this as the primary entry to the home.

### **Kitchen**

11'10" x 8'11" (3.61m x 2.72m)

A bright and welcoming space, fitted with classic white Shaker-style units complemented by a white enamel sink with chrome taps, positioned beneath a UPVC window overlooking the patio. Included in the sale is a freestanding cooker with a tiled splashback, alongside ample work surface space for everyday use. The washing machine is also included. Practical tiled flooring runs throughout, and a rear entrance door provides access to the garden and there is a further side window. An under-stairs cupboard (2'9" x 6'9") houses a fridge/freezer (also included) and offers further useful storage if required.

### **Inner Hall**

Access leading into the Bathroom and having a handy storage cupboard.

### **Bathroom**

4'8" x 6'5" (1.42m x 1.96m)

Fitted with a panelled bath complete with shower rail and curtain, pedestal wash hand basin, and low-flush WC. A radiator provides warmth, while a privacy window allows for natural light. Finished with a cream tiled floor, the space offers a clean and practical design

### **First Floor**

Stairs from the Kitchen provides access up to the:

### **Bedroom One**

11'2" x 11'10" (3.40m x 3.61m )

Positioned to the front of the property and currently used as a dressing room, this generous double bedroom features a UPVC window overlooking the front elevation and a radiator.

### **Bedroom Two**

11'9" x 8'10" (3.58m x 2.69m)

Currently used by the vendor as the primary bedroom positioned at the rear of the property, enjoying views over the garden and privacy from the road. It features a built-in cupboard for storage and a UPVC window.

### **Outside**

Occupying a desirable end plot, the property enjoys a wider frontage than the other surrounding terraces, with steps leading up to the front entrance door and a lawned area extending to the side. To the rear, immediately outside the rear entrance door, is a block-paved patio – an ideal spot for outdoor seating. Beyond this lies a paved patio with stepping stones and a gravelled pathway leading to a second, more private section of garden. This area benefits from pleasant views and features an additional patio area, a few steps up to a lawn, and well-established foliage and flower borders to the front.

### **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  |

19 High Street, Cheadle, Staffordshire, ST10 1AA  
 T: 01538 751133 | F: 01538 751426  
 natashaford@kevinfordandcoltd.co.uk  
 www.kevinfordandco.co.uk



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