



69 Froghall Road, Cheadle, Staffordshire ST10 1JR
Offers around £159,950



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

This mature end-town house offers a spacious and well-presented home, ideal for first-time buyers, retirement living, or those looking to downsize. With its generous accommodation and attractive setting, the property is likely to appeal to a wide range of purchasers.

The layout comprises a welcoming entrance hall, a vibrant and colourful living room with feature open fireplace and bay window with built-in seating, and a modern kitchen fitted with sleek white gloss units, integrated appliances, and patio doors opening to the rear garden. A side entrance hall provides an additional access point and leads to a convenient ground floor cloakroom.

Upstairs, the property offers a particularly spacious main bedroom stretching the full width of the home, benefiting from two UPVC windows and offering potential to be split into two rooms, if desired. A second good-sized bedroom overlooks the rear garden and would make an ideal guest room, nursery, or home office. The accommodation is completed by a fully tiled wet room with walk-in shower, vanity sink, and low flush WC. Outside, the property features a large tarmac driveway to the front, providing ample off-road parking for multiple vehicles. Gated access at the side leads to a larger-than-average rear garden with a paved patio area, lawn, and well-stocked flower borders. The garden is enclosed by fencing to the sides and a hedge at the rear, offering a good sized garden.

Located in a popular and convenient area along Froghall Road, the property is within walking distance of local amenities, including a late-opening convenience store, public transport links, and easy access to the town centre.



The Accommodation Comprises:

Entrance Hall

3'5" x 4'1" (1.04m x 1.24m)
Welcoming entrance via a modern UPVC front door, opening into a bright hallway featuring a central heating radiator. The staircase rises to the first floor.

Living Room

12'0" x 11'0" (3.66m x 3.35m)
A vibrant and colourful reception room full of character, featuring a UPVC bay window to the front elevation with a charming built-in window seat—perfect for enjoying natural light. A striking open fireplace provides a central focal point, complete with a brick backdrop, tiled hearth, and electric fire, all set beneath a wooden mantel. The room is finished with laminate flooring, a decorative dado rail, and includes a useful understairs storage cupboard. Access leads through to the kitchen.

Fitted Kitchen

7'11" x 12'4" (2.41m x 3.76m)
A stylish and modern fitted kitchen featuring sleek white gloss slab-front units offering a range of overhead cupboards, wall and base-level storage, along with integrated drawer units. A built-in oven and grill are complemented by a contemporary induction hob. Set beneath a wood-effect worksurface is plumbing and space for an automatic washing machine, as well as room for a tumble dryer and/or additional appliances. A stainless steel sink is positioned beneath a UPVC window overlooking the rear garden, while UPVC patio doors provide direct access to the outdoor space—ideal for entertaining or al fresco dining.

Rear Hallway

3'0" x 3'4" (0.91m x 1.02m)
A UPVC door to the side of the property provides an additional access point to the rear garden—perfect for everyday convenience and outdoor use.

Cloakroom

4'7" x 3'0" (1.40m x 0.91m)
A practical ground floor cloakroom fitted with a low-level WC. The room also houses the combination boiler and benefits from a UPVC window, providing natural light and ventilation.

First Floor

Stairs rise from the Entrance Hall leading up to the:

Landing

Access to all rooms.

Bedroom One

8'11" x 15'9" (2.72m x 4.80m)
A generously sized double bedroom stretching the full width of the property, offering excellent natural light through two UPVC windows. This spacious room provides flexibility and could easily be reconfigured to create two separate bedrooms if desired—ideal for growing families or those needing an additional home office.

Bedroom Two

10'11" x 8'5" (3.33m x 2.57m)
Another good-sized bedroom, featuring a UPVC window overlooking the rear elevation. This bright and comfortable space offers versatility for use as a guest room or child's bedroom.

Wetroom

7'8" x 6'8" (2.34m x 2.03m)
A fully tiled, modern wet room featuring a walk-in shower with glass enclosure. The room includes a vanity sink with mixer tap set within a double cupboard, providing useful storage, along with a low flush WC. A privacy UPVC window allows for natural light while maintaining discretion.

Outside

The property enjoys a sought-after position along Froghall Road, conveniently located close to local amenities including a late-opening convenience store just a short walk away. The town centre is also within walking distance, and a nearby bus stop offers further transport options.
To the front, the property boasts a generous tarmac driveway with parking for at least three vehicles, along with steps leading up to the entrance door. Gated side access opens to a larger-than-average rear garden, featuring a paved patio area ideal for outdoor dining, a well-maintained lawn, and established planted borders running along both sides. The garden is enclosed with fencing to the sides and a mature hedge to the rear, providing a good degree of privacy.

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.





