



## **166, Froghall Road, Cheadle, Stoke-On-Trent, ST10 2DN** **Reduced To £155,000**

This traditional style semi detached house is located at the edge of the town with a pleasant open front aspect and has been extended to provide good sized living space. Whilst the property is clean and tidy and includes majority UPVc glazing and gas central heating it may benefit from some further modernization but affords great potential to create a good family home. The accommodation comprises Hall, Lounge, Side Hall with Store Off and Utility/Cloakroom with W.C and a separate Rear Dining Kitchen Area off. Stairs lead to the first floor with Two Good Sized Bedrooms and a Bathroom. Outside a long paved driveway affords ample on site parking and access to a large detached brick Garage/workshop. The front garden is laid to rose beds and shrubs. The rear garden is laid to lawn with a greenhouse. The property is chain free.

### HALL

With sealed unit double glazed external door, carpet and cupboard with the electric trip box.

LOUNGE 15'6" into bay x 13' (4.72m into bay x 3.96m)

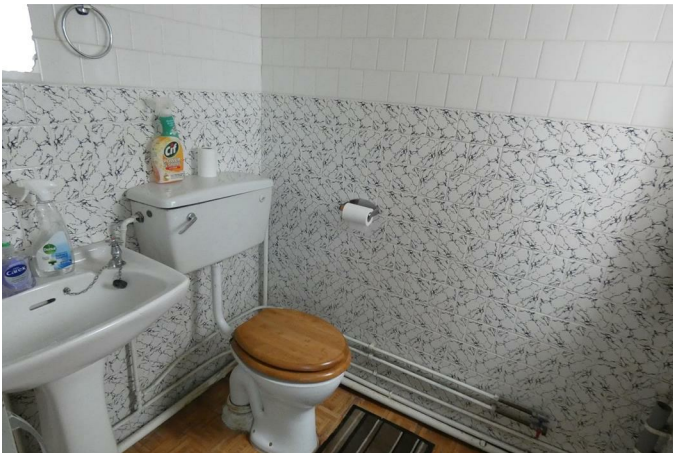


With radiator, carpet, bay window with secondary glazing. panelled chimney breast with coal effect gas fire in shelved surround and glazed double doors to the dining room.

### SIDE HALL

With carpet, UPVc external door, coving, tiled floor and access to the below stairs store.

CLOAKROOM/UTILITY 4'7" x 5'8" (1.40m x 1.73m)



With wash hand basin, W.C, tiled walls, shaver point, provision for washing machine and wall mounted gas fired central heating boiler.

DINING ROOM 14'4" x 9'7" max (4.37m x 2.92m max)



With radiator, carpet, coving and wall mounted gas fire. An open access leads to :-

KITCHEN AREA 9'6" x 4'6" (2.90m x 1.37m)



With inset sink unit, base units and drawers, wall cupboards, tiled floor, display shelving and gas cooker point and cooker hood.

### STAIRS

With carpet and access to loft.

BEDROOM 1 13' x 11'8" (3.96m x 3.56m)



With carpet ,radiator, picture rail and store off.

## BEDROOM 2 10'11" x 10'4" (3.33m x 3.15m)



With carpet, radiator and picture rail.

## BATHROOM 7'6" x 5'6" (2.29m x 1.68m)

With coloured suite of bath, wash hand basin and W.C, tiled walls, wall mounted electric heater, carpet, electric shower unit, shower screen and airing cupboard with hot water cylinder.

## OUTSIDE



The long front garden is laid to rose beds and shrubs with paved pathways. Gated access leads to the long side paved driveway which affords ample parking and access to a large detached brick Garage (20' x 9'5") with up and over door, electric point and we understand a vehicle inspection pit which is covered by a metal sheet. The enclosed rear garden is laid mainly to lawn with greenhouse and water point.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## TENURE

Freehold.

## VACANT POSSESSION

On completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.

## VIEWING

Strictly by arrangement with the estate agent.

## VENDORS SOLICITORS

The Eric Whitehead Partnership St Giles Chambers  
14 Chapel Street Cheadle Stoke on Trent  
Staffordshire ST10 1DY Telephone 01538 755761

## SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition

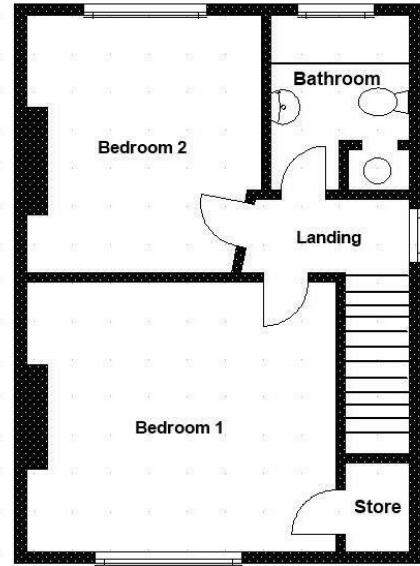
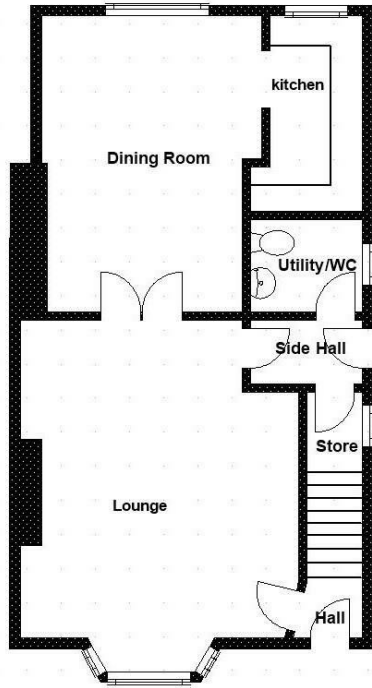
## FINANCE

Hanley Economic Building Society has a access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Note

Please note that the land at the rear is the subject of an Outline Planning Application for development ref SMD/2021/0610

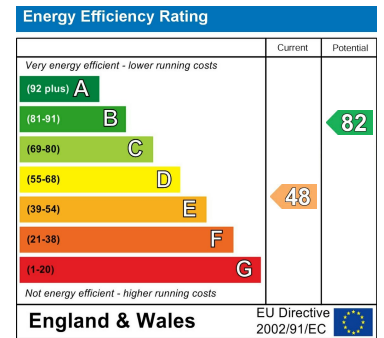
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.