



**84 Froghall Road, Cheadle, Staffordshire ST10 1JT**  
**Offers around £335,000**



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

Introducing the perfect family home, a mature detached house situated in a sought-after non-estate location, just a short stroll away from the bustling town centre. This exceptional property offers a wonderful blend of space, comfort, and convenience, making it an ideal choice for those looking to settle down in style.

As you approach the property, you'll immediately notice its commanding presence on a substantial plot, providing ample on-site parking space for you and your guests. The well-maintained established gardens further enhance the overall appeal, creating a tranquil oasis where you can relax and enjoy outdoor activities.

Step inside, and you'll be greeted by an inviting entrance hall, the spacious lounge boasts a beautiful bay window overlooking the front elevation and allowing natural light to flood in. The fitted shaker style kitchen is a true highlight of the property with ample space to accommodate a dining table, this is the heart of the home where countless memorable meals will be shared. Convenience is key, and this property delivers with a utility room and toilet located at the rear of the kitchen. Additionally, an extra sitting room adds versatility to the home, providing an ideal space for a home office, playroom, or extra sitting room.

Upstairs, you'll discover four generously sized bedrooms, offering ample space for each family member to retreat to and unwind. The shower room adds a touch of luxury and practicality, while the family bathroom offers a relaxing space to soak away the stresses of the day.

Don't miss out on the opportunity to make this house your home. With its spacious interior, ample parking, established gardens, and convenient location, this property is a rare find. Arrange a viewing today and discover the perfect setting for creating lasting memories with your family.



## The Accommodation Comprises

### Entrance Hall

The entrance hall serves as a welcoming gateway to the rest of the home, offering a tiled floor and UPVC entrance door.

### Lounge

11'6" (max) x 11'5" (3.51m (max) x 3.48m )

Step into the exquisite lounge of this family home where the focal point of the room is a stunning mahogany fireplace. Nestled within the fireplace is a marble inset & hearth which houses a coal effect living flame gas fire. As you sit comfortably there is a large UPVC bay offering views of the front elevation and insures natural light floods the room.

### Kitchen/ Dining Area

14'1" x 14'3" (4.29m x 4.34m)

Step into the heart of the home, where culinary dreams come to life—the fitted kitchen of this family house is a true delight. Boasting a good range of two tone shaker units, this kitchen effortlessly blends timeless style with modern functionality. The wooden work surface, elegantly positioned above the grey units, not only complements the overall design but also provides a durable and practical workspace. The inclusion of a Belfast sink adds a touch of rustic charm, combining both style and utility for a truly classic look. An electric oven ensures you have the perfect cooking partner, while the gas hob allows for stovetop cooking. The stainless steel electric hood helps keep the air fresh and clean, efficiently removing cooking odors and steam. As you move about the kitchen, you'll find an integrated fridge, seamlessly incorporated into the design. A part tiled splash-back protects against the splashes and spills along with a tiled floor for practical choice. To brighten up the room there is a UPVC and inset spotlighting.

### Sitting Room

23'3" x 12'0" (7.09m x 3.66m )

An expansive and versatile sitting room of this family home which stretches the length of the property and could be used for multiple purposes to suit the incoming purchasers needs. Having two radiators, a front UPVC window and UPVC patio doors adding a seamless connection between indoor and outdoor space. The choice of laminate flooring adds style and practicality to the room. The sitting room truly embodies the essence of a flexible and adaptable living space, where you can create cherished memories with family and friends.

### Rear Entrance Hall

7'8" x 3'4" (2.34m x 1.02m )

Access leading to the outside via a UVPC door, tiled floor.

### Utility Room

7'10" x 5'6" (2.39m x 1.68m )

Designed to make household chores more manageable and organized, this utility space is a valuable addition to the property. A wall unit offers a convenient spot to store cleaning supplies, detergents, and other essentials, helping to keep the area clutter-free and well-organized. The worktop over the wall unit is an ideal surface for folding laundry and sorting items, plumbing for an automatic washing machine and a vent for a tumble dryer are super additions. The Worcester gas boiler, a reliable and efficient heating system, is neatly installed in the utility room. Natural light graces the room through a window and there is a tiled floor.

### Cloakroom

4'10" x 4'5" (1.47m" x 1.35m")

The cloakroom features a fitted suite with a wash hand basin incorporated within vanity units, ensuring both practicality and aesthetic appeal. Adjacent to the wash hand basin, you'll find a side low flush WC, completing the suite in a seamless manner. The cloakroom is fully tiled in white, creating a clean and pristine atmosphere and the privacy window offers natural light.

### Pantry

3'0" x 4'5" (0.91m x 1.35m)

Having a worksurface, shelving and tiled floor.

### First Floor

Stairs rise to the:

### Landing

Offering access to most rooms and loft, radiator and built in cupboard off.

### Bedroom One

10" x 14'02" (3.05m" x 4.32m")

Bedroom One features a radiator, two built in wardrobes and two UPVC window, allowing natural light to pour in.

### Shower Room

7'5" x 4'5" (2.26m" x 1.35m')

A fully tiled shower room offers a walk-in shower, elegantly enclosed behind a glass enclosure. The walk-in shower not only creates a spacious and open feel but also adds a touch of modernity to the room's design. A wash hand basin with a vanity adds both practicality and style. The vanity offers additional storage space and offers a side toilet, tucked away neatly to maintain the room's streamlined and contemporary look. A white towel radiator finishes the design.

### Bedroom Two

10'0" x 14'2" (3.05m" x 4.32m" )

An spacious room with built in wardrobe, radiator and UPVC window.

### Bedroom Three

9'8" x 13'11" (2.95m" x 4.24m")

With built in wardrobe, radiator and UPVC window.

### Bedroom Four

6'4" x 8'9" (1.93m x 2.67m )

Bedroom four is a space that offers flexibility and could be used for a practical home office featuring a UPVC window and radiator.

### Family Bathroom

6'5" x 8'8" (1.96m" x 2.64m")

Step into the elegant family bathroom, a luxurious space that combines classic charm with modern comforts. The focal point is a beautiful roll-top bath, creating a sense of opulence and sophistication. Adjacent to the roll-top bath is a traditional-style wash hand basin and completing the suit is the matching low flush WC. The fully tiled walls create a sense of luxury and sophistication, while the contrasting dark tiled floor adds a contemporary touch. To finish are modern inset spotlighting, chrome towel radiator and privacy window.

### Outside

Standing proudly upon a generous sized plot, its ideal position near a convenience store and within walking distance of the local town centre, this home ensures easy access to a wide range of amenities, making daily life more enjoyable and convenient. Approaching the property from the front, you are greeted by a well-maintained lawned garden, providing an attractive and welcoming view. This garden area sits comfortably behind a low walled boundary. To the side of the property, a tarmac driveway awaits, offering ample on-site parking space for several cars. This feature is a valuable addition, ensuring that you and your guests always have convenient parking options. On the other side of the driveway, there's yet another lawned garden area, accentuated by an established bush, adding to the property's green and pleasant surroundings. Moving to the rear of the property, you'll find a thoughtfully designed and enclosed space. Timber panel fencing offers privacy and security, creating a sense of seclusion for your outdoor activities. The rear garden boasts a delightful combination of lawn, golden gravel areas, and paved patio, providing various areas for relaxation and recreation. Whether it's enjoying a barbecue on the patio or letting children play on the lawn this property truly offers a wonderful place to call home.

### 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.





## GROUND FLOOR

APPROX. 756.1 SQ. FEET



## FIRST FLOOR

APPROX. 751.7 SQ. FEET



TOTAL AREA: APPROX. 1507.8 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(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 <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		
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