



**Broadoakes, The Gawbutts Lid Lane, Cheadle, Staffordshire  
ST10 1PZ**

**Offers around £430,000**



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers



Discover the perfect blend of comfort and convenience with this modern detached bungalow, nestled in a serene area just off Lid Lane. Ideally situated within easy walking distance of the vibrant town centre, you'll enjoy easy access to shops, restaurants, supermarkets, and other amenities.

This beautifully modernised property features a welcoming entrance and inner hall leading to a spacious lounge, complete with an elegant Adam-style living flame gas fire and stylish wood block flooring. The bright dining room boasts a charming bay window, enhancing the inviting atmosphere. The kitchen is equipped with sleek high-gloss light units, providing a contemporary feel. The master bedroom is a true retreat, featuring built-in wardrobes and an en-suite bathroom. A second double bedroom offers additional space for family or guests, complemented by a refurbished wet room for convenience.

Outside, the property is approached via a quiet road, ensuring a peaceful environment. Broadoakes stands proudly with a grass frontage and a tarmac driveway that offers ample parking, leading to an attached carport and garage. The rear garden is generously sized, featuring a well-maintained lawn edged with vibrant flower borders, a decking patio area perfect for entertaining, and practical timber sheds for storage.

This bungalow presents a fantastic opportunity to enjoy modern living in a tranquil setting. Don't miss your chance to make it your own!



## The Accommodation Comprises

### Entrance Hall

3'9" x 6'5" (1.14m x 1.96m )

The entrance hall features a tiled floor and is accessed through a stylish UPVC door with a side panel, creating a welcoming entryway to the home.

### Inner Hall

Showcasing an elegant wood block flooring, complemented by a double radiator. It also includes a built-in cupboard for convenient storage.

### Lounge

17'11" x 11'9" (5.46m x 3.58m )

The spacious lounge features an elegant Adam-style fireplace with a marble inset and hearth, housing a coal-effect living flame gas fire. This inviting space is enhanced by two radiators and beautiful wood block flooring. UPVC sliding patio doors provide a seamless transition to the rear decking and garden, perfect for outdoor entertaining.

### Dining Room

13'4" x 11'8" (max) (4.06m x 3.56m (max))

Enhanced by a UPVC bay window that fills the space with natural light, along with a radiator for comfort. This versatile room can easily be adapted to suit a variety of purposes, making it a flexible addition to the home.

### Breakfast Fitted Kitchen

10'3" x 13'3" (3.12m x 4.04m)

The kitchen is designed with sleek high-gloss slab doors and modern metal handles, creating a contemporary aesthetic. It features mottled work surfaces and part-tiled walls for easy maintenance, complemented by matching display units with glass fronts. A front-facing window overlooks the garden, beneath which sits an inset sink unit with a stylish mixer tap.

This well-equipped kitchen includes a Zanussi built-in electric double oven, an induction hob, and an extractor hood. Additionally, it boasts an integrated fridge/freezer, dishwasher, and plumbing for an automatic washing machine. The space is enhanced by a radiator, a tiled floor, and modern inset spot lighting in the ceiling, along with a side UPVC courtesy entrance door for added convenience.

### Master Bedroom

12'9" x 12'0" (3.89m x 3.66m)

The master bedroom features built-in wardrobes, elegant wood block flooring, and a radiator for comfort. A window allows natural light to fill the space.

### En-Suite Shower Room

5'2" x 7'2" (max into shower) (1.57m x 2.18m (max into shower))

Includes a modern shower cubicle with a plumbed-in shower, a wash hand basin set within a stylish vanity unit, and a low flush WC. A chrome towel radiator adds a luxury touch while part-tiled walls and inset spot lighting enhance the contemporary feel of the space.

### Bedroom Two

10'0" x 11'8" (3.05m x 3.56m )

A spacious double, featuring built-in wardrobes, a radiator for warmth, and a window that invites natural light, creating a bright and comfortable retreat.

### Wet Room

6'8" x 7'2" (2.03m x 2.18m)

The recently refurbished wet room offers a spacious shower area with a plumbed-in shower, a pedestal wash hand basin, and a low flush WC. Fully tiled walls and flooring provide a sleek and modern look, while a UPVC privacy window ensures light. Inset spot lighting adds a contemporary touch to this functional space.

### Outside

The property is approached via a tarmac driveway that provides ample on-site parking, leading to an attached carport and garage. The front boasts a well-maintained lawn with a large, mature tree serving as a striking focal point.

The rear garden is a stunning outdoor retreat, offering privacy and tranquility. It features a spacious lawn area bordered by well-stocked flower beds and enclosed with panel fencing for added seclusion. A decking patio area provides the perfect spot for seating and entertaining, while a timber shed offers additional storage space.

### Detached Garage

18'1" x 11'2" (5.51m x 3.40m )

Features a metal up-and-over door, providing easy access, along with light and power for added functionality. A side courtesy UPVC door and window enhance convenience and natural light, making it a versatile space for storage or projects

### Services

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. 1227.4 SQ. FEET



TOTAL AREA: APPROX. 1314.5 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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		
(81-91) B		81
(69-80) C	65	
(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		
England & Wales		
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