



**Little Manor 61 Glebe Road, Cheadle, Staffordshire ST10 1FN**  
**Price guide £535,000**



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



This individually designed, established bungalow offers an exceptional standard of living and ticks all the boxes on your wish list. Perfectly positioned in a desirable location, it combines the ideal size, versatility, and a pretty, private garden. For those seeking to escape the hustle and bustle of town life, yet still remain just a short walk from the High Street with a variety of amenities, this property is perfectly situated. The bungalow's thoughtfully designed layout begins with a welcoming porch leading into a spacious reception hallway. Double doors open into the large formal living room, featuring a stunning brick inglenook fireplace with a wood burner, creating a warm and inviting atmosphere. The garden room, with its charming beamed apex ceiling, offers flexible use and adds character to the home. The fitted breakfast kitchen includes integrated appliances and ample space for a table, while a separate utility room and useful cloakroom further enhance the home's practicality. Further along the hallway, the master bedroom provides a peaceful retreat, complete with built-in wardrobes and its own en-suite facilities. A second double bedroom with fitted wardrobes, a third bedroom, and a well-appointed family bathroom with a four-piece suite complete the accommodation. Set on a generous plot, the immaculate, well established, garden wraps around the property, offering a fabulous block-paved driveway with plenty of parking and a detached double garage for added storage. The garden features a lovely patio entertainment area, perfect for al fresco dining, and a side lawn enclosed by mature trees and established hedging, ensuring a high level of privacy however still allows views of the rear aspect. This property is sure to appeal to a wide range of buyers, offering a blend of comfort, character, and convenience in an enviable location.



## The Accommodation Comprises

### Entrance Porch

4'0" x 11'9" (1.22m x 3.58m )

As you enter the property, you are greeted by a welcoming entrance porch. The UPVC front door, complemented by side windows, allows natural light to fill the space, while the stylish tiled flooring adds a touch of elegance.

### Reception Hallway

14'6" x 8'10" (4.42m x 2.69m )

The entrance hall is thoughtfully designed to offer a sense of space, with its wide and open layout. Featuring a UPVC front entrance door, complemented by side windows that flood the area with natural light, and a radiator for added comfort, this welcoming space sets the tone for the rest of the home.

### Guest Cloakroom

5'11" x 3'9" (1.80m x 1.14m )

Conveniently located just off the hallway, is well-appointed with a pedestal wash hand basin, low flush WC, and a single radiator for added warmth. The stylish tiled flooring completes the space, offering both practicality and a touch of elegance.

### Living Room

24'10" x 13'2" (7.57m x 4.01m )

The generously sized lounge is a true focal point, featuring a captivating inglenook fireplace with a wood burner and a tiled hearth, creating a warm and inviting atmosphere. The room boasts traditional woodblock flooring, two radiators, and a large UPVC bay window, along with an additional side UPVC window, ensuring an abundance of natural light fills the space throughout the day.

### Garden Room

12'9" x 12'10" (3.89m x 3.91m )

Featuring brick and oak double-glazed windows with casement openings, is a striking space with a characterful beamed apex ceiling. Currently used by the owners as a formal dining room, it offers a unique charm with tiled walls, a stylish feature radiator, and doors that open directly into the garden, blending indoor and outdoor living seamlessly.

### Breakfast Fitted Kitchen

13'1" x 15'1" (3.99m x 4.60m )

Equipped with an excellent range of built-in, fitted units and ample work surface space, including a sink unit with a mixer tap positioned beneath one of the two UPVC windows. Built-in appliances comprise an electric double oven, an AEG electric induction hob, and an extractor hood above. The room offers plenty of space for a breakfast table and is finished with a tiled floor, inset spot lighting, and a radiator, creating a functional and stylish cooking environment.

### Utility Room

9'10" x 7'5" (3.00m x 2.26m )

Offers a further complement of matching kitchen units, providing excellent storage space. It features an inset stainless steel sink unit with a mixer tap, along with a Quooker boiling and filtered cold water system installed by the current owner for added convenience. Additional benefits include plumbing for an automatic washing machine, a radiator, and a tiled floor. A UPVC window allows natural light, and a rear courtesy door provides direct access to the outside.

### Inner Passage

4'10" x 28'0" (1.47m x 8.53m )

Offers a practical yet charming space, enhanced by the warmth of wood block flooring. With two built-in storage cupboards, you'll enjoy excellent storage solutions to keep your home organized and clutter-free. A radiator adds comfort,.

### Master Bedroom

12'11" x 15'3" (3.94m x 4.65m )

The spacious master bedroom suite offers a tranquil retreat. It features an impressive range of built-in wardrobes, providing ample storage space. With two radiators for added comfort and two UPVC windows allowing plenty of natural light, this room is both bright and inviting, offering a perfect blend of space, storage, and warmth.

### En-Suite

6'11" x 8'1" (2.11m x 2.46m )

Thoughtfully designed, featuring a corner shower unit with a plumbed-in shower spray for a refreshing experience. It also includes a wash hand basin with a vanity unit below and a low flush WC for added convenience. The room is equipped with a chrome towel radiator, a stylish tiled floor, and a privacy UPVC window.

### Bedroom Two

12'10" x 11'7" (3.91m x 3.53m )

A second double bedroom is a well-appointed space, featuring built-in wardrobes and integrated bed units, offering both practicality and storage solutions. The room also includes a single radiator for comfort and a UPVC window, ensuring plenty of natural light fills the room, creating a bright and airy atmosphere.

### Bedroom Three

13'1" x 12'2" (3.99m x 3.71m )

Another generously sized room, featuring a radiator for added warmth and a UPVC window that fills the space with natural light,

### Family Bathroom

13'1" x 8'8" (3.99m x 2.64m )

Thoughtfully designed, featuring a 'P' shaped bath with a mixer tap, a wash hand basin with a vanity unit underneath, and a low flush WC. Additional storage is provided with a built-in airing cupboard housing the

hot water cylinder, along with another built-in storage cupboard. The room is finished with a stylish tiled floor, inset spot lighting, adding both functionality and a touch of elegance to this well-equipped space.

### Outside

Externally, this bungalow offers beautifully landscaped gardens that are both immaculate and enchanting. The expansive front lawn is surrounded by mature shrubs and hedging, creating a serene, private sanctuary. A stunning patio area to the rear provides the ideal space to unwind while enjoying the peaceful view over the school playing fields. The property features a spacious block-paved driveway, complete with an ornamental lamp post, offering ample parking for the whole family. Additionally, the double garage offers abundant storage, ensuring this home combines both practicality and impressive curb appeal.

### Detached Double Garage

17'0" x 19'9" (5.18m x 6.02m )

Having an electric remote control door, light and power.

### Services

All main services are connected to the property, which benefits from gas central heating, UPVC double glazing, and 16 solar panels that generate an income. This year, the solar panels could earn up to £2,000.

### 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.

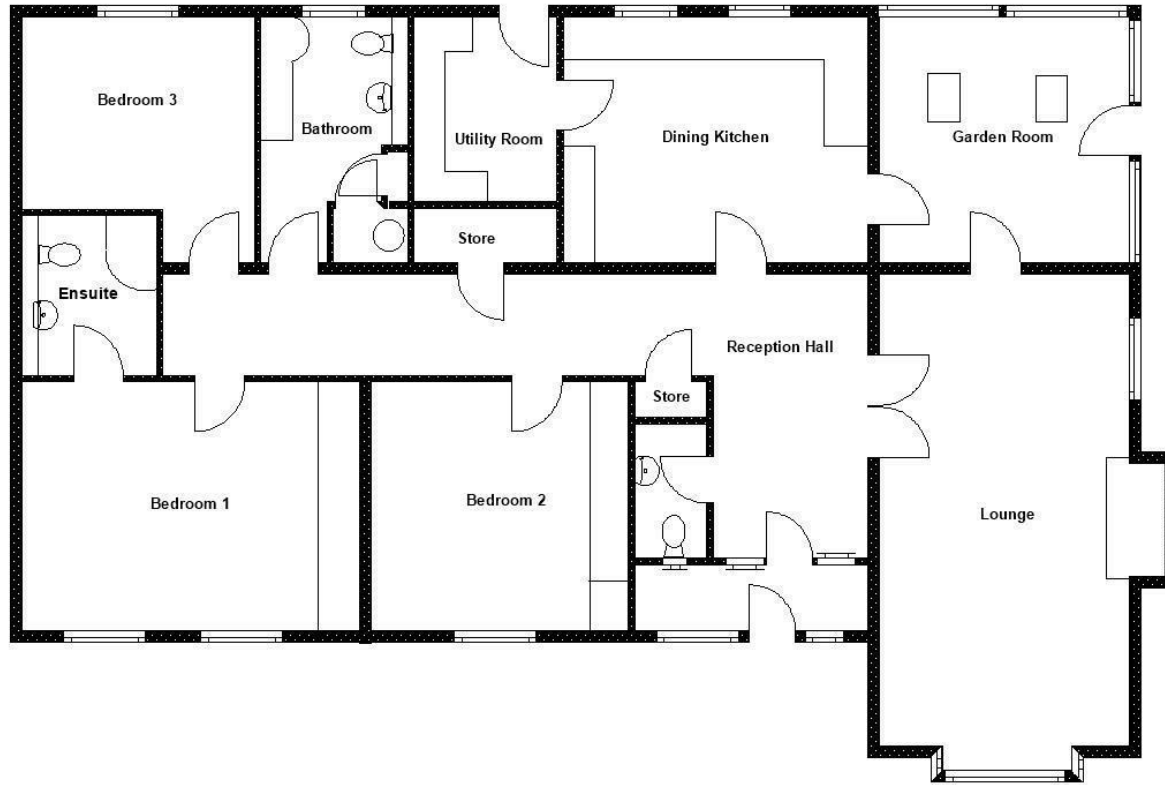












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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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