



**27a Leek Road, Cheadle, Staffordshire ST10 1JE**  
**Price guide £450,000**



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



An impressive detached bungalow perfectly positioned just off Leek Road, offering the rare combination of convenient town centre access and a tranquil semi-rural setting. Set well back from the road within generous, private grounds, this individually designed home boasts spacious accommodation and a seamless flow throughout. The welcoming entrance hallway with elegant double doors leads into an inner hall, opening to a formal dining room with steps rising to a generous lounge and a bright conservatory — ideal for relaxing or entertaining guests. The well-equipped kitchen/dining area features traditional fitted units and built-in appliances, combining timeless style with modern convenience. The sleeping quarters include a master bedroom with an en-suite bathroom, two further good-sized bedrooms, and a family bathroom, plus a versatile fourth bedroom accessed from the entrance hall that uniquely benefits from its own private sauna — perfect for relaxation and wellness. Outside, a large tarmac driveway provides ample parking and leads to a double garage, while the beautifully maintained rear garden offers a generous lawn bordered by mature hedgerows and a paved patio area — the perfect setting for outdoor dining and enjoying peaceful garden views. This property offers an exceptional opportunity to own a spacious, characterful bungalow in a sought-after location.



**The Accommodation Comprises**

**Entrance Hall**

6'6" x 9'5" (1.98m x 2.87m)

A warm and inviting entrance hall boasting rich wood-panelled walls. The standout feature is the impressive wood-grain entrance door with matching side panels, all beautifully enhanced with coloured glass inserts—creating a striking and elegant first impression.

**Inner passage**

4'8" x 17'11" (1.42m x 5.46m)

A practical inner passage featuring a single radiator and providing access to the accommodation. An airing cupboard houses the hot water cylinder and offers useful storage with fitted shelving—ideal for linens and household essentials.

**Dining room**

11'11" x 13'11" (3.63m x 4.24m)

Accessed via sliding double-glazed doors from the lounge, the dining room offers a bright and versatile space for family meals or entertaining. It features a UPVC double-glazed window allowing plenty of natural light, a single radiator for comfort, and steps leading to the next level of the home—adding character and flow to the layout.

**Lounge**

19'11" (max) x 13'11" (6.07m (max) x 4.24m)

A spacious and comfortable lounge featuring a stylish stone-effect fireplace with a coal-effect fitted gas fire, providing a cosy focal point. A double radiator ensures warmth throughout, while double-glazed patio doors offer seamless access to the rear garden—perfect for indoor-outdoor living. Sliding double-glazed doors lead through to the adjacent room.

**Conservatory**

15'1" x 7'6" (max) (4.60m x 2.29m (max) )

A light-filled space offering views of the garden and a peaceful place to relax. Double patio doors provide direct access to the side garden, making this an ideal spot for enjoying indoor-outdoor living throughout the seasons.

**Kitchen/Dining room**

11'10" x 18'0" (3.61m x 5.49m)

A well-appointed kitchen fitted with a comprehensive range of high and low level units, offering ample storage and worktop space. Features include an inset enamel sink with mixer tap, an Algor built-in electric oven, gas hob with extractor hood, and

space for a plumbed-in automatic washing machine—perfect for modern-day convenience.

**Bedroom Four**

11'7" x 8'9" (3.53m x 2.67m)

A versatile room featuring a single radiator and a UPVC double-glazed window, providing a bright and comfortable space suitable for various uses.

**Sauna**

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

**Rear entrance Hall**

2'11" x 8'1" (0.89m x 2.46m)

A practical rear entrance area with a tiled floor for easy maintenance and durability. It features a UPVC double-glazed rear door providing access to the garden, along with a useful built-in storage cupboard—ideal for coats, shoes, or household items.

**Bedroom One**

11'5" x 15'0" (3.48m x 4.57m)

A spacious double bedroom featuring full-length fitted wardrobes offering excellent storage. The room is finished with a laminate floor, a single radiator for comfort, and a UPVC double-glazed window that provides plenty of natural light.

**Ensuite Bathroom**

8'0" x 5'10" (2.44m x 1.78m)

A well-equipped en-suite bathroom featuring a panelled bath, pedestal wash hand basin, and low flush WC. The space benefits from part-tiled walls for a clean, contemporary look and a double radiator for added warmth and comfort.

**Bedroom Two**

13'11" x 8'8" (4.24m x 2.64m)

A comfortable bedroom featuring built-in fitted wardrobes for ample storage, laminate flooring, a radiator for warmth, and a UPVC double-glazed window that fills the room with natural light.

**Bedroom Three**

8'10" x 11'11" (2.69m x 3.63m)

A well-proportioned bedroom featuring a single radiator and a UPVC double-glazed window, offering a bright and comfortable space

**Bathroom**

7'7" x 5'10" (2.31m x 1.78m )

A well-appointed bathroom comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and low flush WC. The room features tiled walls and a double radiator for comfort and practicality.

**Outside**

Set just off Leek Road, this charming bungalow enjoys a generous, larger-than-average plot offering ample space and privacy. A tarmac driveway provides easy access to the property and leads to a spacious double garage featuring an electric up-and-over door for added convenience. The well-maintained gardens boast a vast lawn framed by mature borders and hedgerows that create natural boundaries, enhancing the sense of seclusion. A paved patio area offers an inviting spot for outdoor seating, while the expansive grounds present a blank canvas ready for your personal landscaping vision.

**Double garage**

18'10" x 16'8" (5.74m x 5.08m)

A spacious double garage with a electric up-and-over door, fitted with lighting and power points for convenience. It also benefits from a UPVC double-glazed window, allowing natural light into the space.

**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.

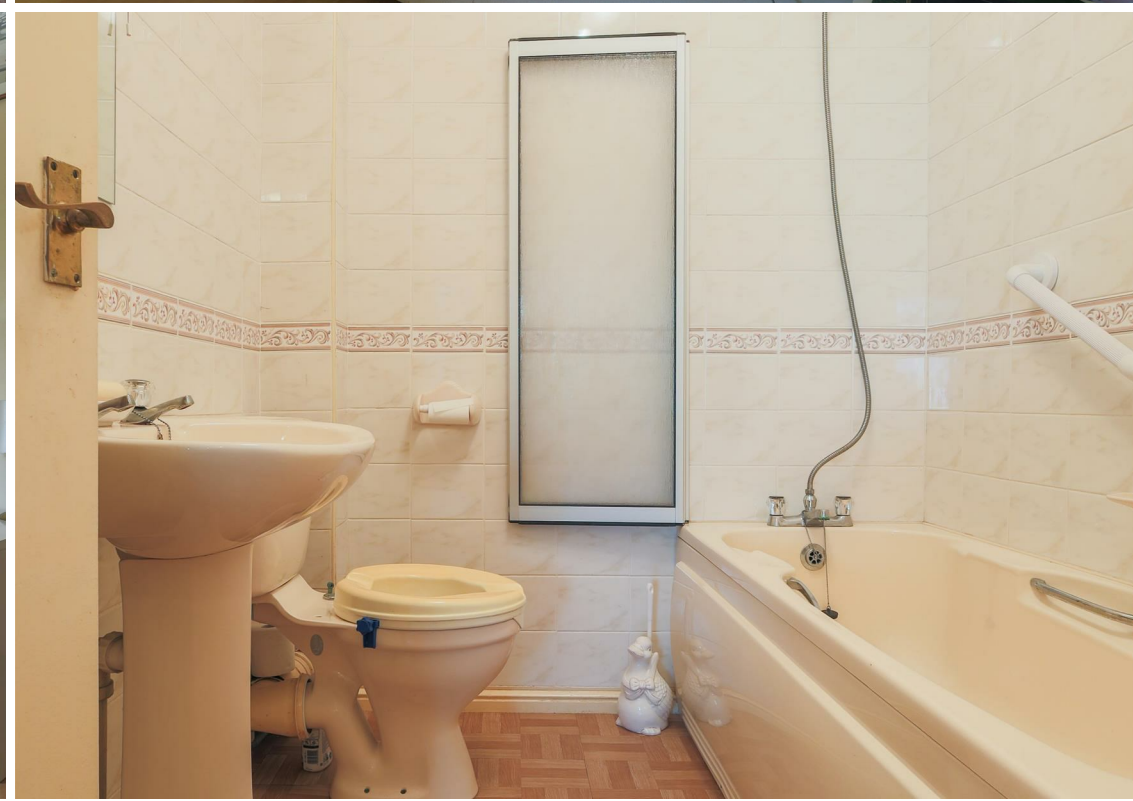
**Mortgage**

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.



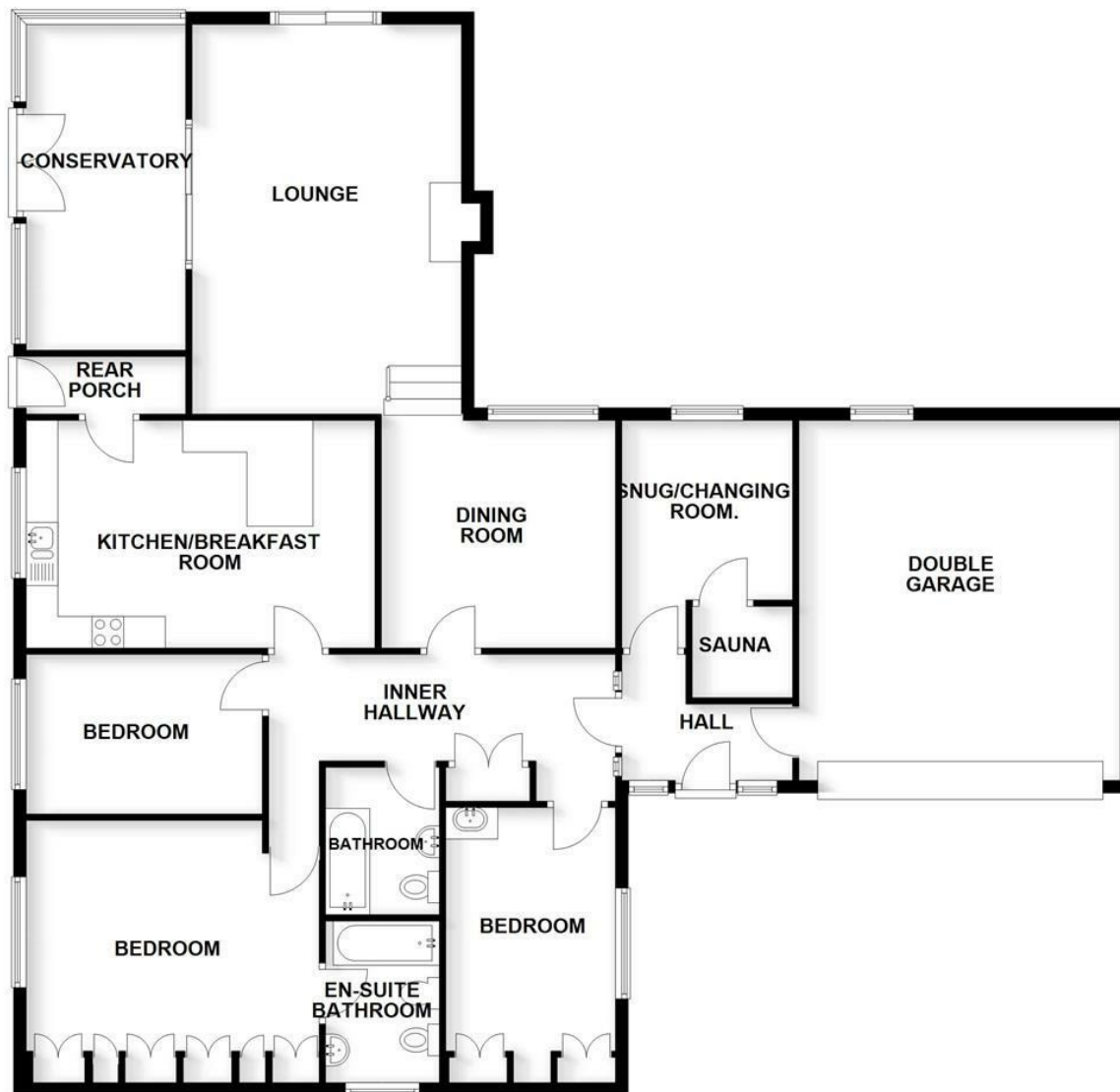








**GROUND FLOOR**  
APPROX. 2008.6 SQ. FEET



TOTAL AREA: APPROX. 2008.6 SQ. FEET

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		EU Directive 2002/91/EC

