



2 Boundary View, Cheadle, Staffordshire ST10 1RP
Offers around £375,000



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

*****A Lifestyle Bungalow That Does It All — Space, Style & Effortless Comfort*****

Brimming with kerb appeal and finished with real care inside, this individual detached dormer bungalow delivers the rare combination buyers want most: flexible layout, quality finishes and gorgeous outdoor space — all in move-in-ready condition.

Step into a warm, welcoming entrance hall and on to the beautifully styled lounge, centred on a brick feature fireplace with multi-fuel burner — the perfect place to slow down and relax in every season. The green shaker kitchen is a showstopper — timeless, on-trend and fitted with integrated appliances for a clean, premium finish. Beside it, the separate dining room opens via patio doors straight to the garden, making entertaining a joy, whether you're hosting summer evenings or cosy Sunday lunches.

Smartly planned accommodation on the ground floor includes a double bedroom and full bathroom, making single-level living possible without giving up an inch of comfort. Upstairs, two further double bedrooms and a second bathroom give superb flexibility — guest space, family space or a quiet work-from-home zone.

Outside, the home continues to impress. A smart driveway and garage tick every practical box, while the landscaped rear garden is designed to be enjoyed — with two terraces, a summer house and plenty of room to dine, relax and entertain.

Beautifully presented, immediately inviting and offering a lifestyle as well as a home — this is one to act fast on.



Accommodation comprises

Entrance Hall

10'9"x 12'7" (3.28mx 3.84m)

Welcoming entrance hall featuring a UPVC front door with side panel, a useful under-stairs storage cupboard, and a central heating radiator.

Kitchen

14'11" x 9'8" (4.55m x 2.95m)

A beautifully appointed kitchen featuring an excellent range of high and low-level fitted units, complemented by generous work surfaces—ideal for all your culinary needs. At the heart of the space is a stylish ceramic inset sink with mixer tap, alongside a built-in Hotpoint double oven, five-ring gas hob, and a sleek stainless steel extractor hood. This well-equipped kitchen also boasts an extensive range of integrated appliances, including a dishwasher, fridge, freezer, plumbed-in automatic washing machine, and tumble dryer. Finished with a wood-effect tiled floor and a UPVC double glazed window, this kitchen effortlessly combines functionality with contemporary style.

Lounge

16'8" x 12'9" (5.08m x 3.89m)

Relax in this characterful lounge, centred around a striking feature fireplace with a multi-fuel burner, complete with a solid wood mantel and slate hearth—ideal for cosy evenings in. A UPVC double glazed window provides plenty of natural light, while a radiator ensures added warmth and comfort.

Dining room

11'1" x 10'8" (3.38m x 3.25m)

A well-proportioned dining room featuring an attractive wood block floor and UPVC double glazed patio doors with side panels, offering plenty of natural light and seamless access to the outdoor space

Inner Passage

5'10" x 2'11" (1.78m x 0.89m)

Access to the slumber accommodation.

Bedroom three

11'2" x 11'10" (3.40m x 3.61m)

Located downstairs, a generous sized room with a radiator and UPVC double glazed window

Downstairs Bathroom

5'9" x 6'6" (1.75m x 1.98m)

A contemporary bathroom featuring a panelled bath with mixer tap and a plumbed-in shower with spray head above. The wash hand basin is set within a sleek vanity unit, offering both style and practical storage. Additional features include a low flush WC, a chrome heated towel rail, attractive wood-effect tiled flooring, and a UPVC double glazed window providing natural light and ventilation

Landing

Stairs from the entrance hall leads to the first floor accommodation. With a radiator and UPVC window

Bedroom one

14'11" x 12'2" (4.55m x 3.71m)

Located at the front of the property, complete with a range of built in fitted wardrobes, radiator and upvc double glazed window

Bedroom two

11'2" x 13'8" (3.40m x 4.17m)

Another magnificent room featuring built in wardrobes, radiator and a upvc double glazed window

Second Bathroom

8'1" x 6'9" (2.46m x 2.06m)

A stylish and well-appointed bathroom featuring a panelled bath with mixer tap and plumbed-in shower over. The wash hand basin is set within a contemporary vanity unit offering useful storage, complemented by a low flush WC and a chrome heated towel rail. The space is finished with attractive wood-effect tiled flooring, part-tiled walls for easy maintenance, and a UPVC double glazed window providing natural light and ventilation. A built-in storage cupboard adds extra practicality to this thoughtfully designed space.

Outside

Arriving at the property you are welcomed by a smart tarmac and block-paved driveway providing generous parking and easy access to the attached garage. A charming arched gate draws you through to the rear where the garden really sets this home apart. Thoughtfully landscaped and designed for low-maintenance enjoyment, it begins with a

sun-trap patio terrace — the ideal space for morning coffee or summer dining — framed by a brick wall and elegant iron railings.

Central steps guide you up through the garden to a beautifully kept lawn with a shaped path, leading to a second raised patio at the top — a private, elevated seating area that captures the best of the day's sunshine. Nestled here is a delightful summer house, offering an inviting retreat for work, hobbies or simply unwinding with a book and a glass of wine.

This outdoor space is made for entertaining, relaxing and extending your living area into the garden — a real lifestyle feature of the home.

Attached Garage

18'0" x 9'9" (5.49m x 2.97m)

Attached to the property is the garage, accessed via a electric roller shutter door and equipped with light and power and also includes a radiator

Services

All mains services are connected. The property has the benefit of gas central heating and upvc double glazing.

Viewing

Strictly by appointment through the agents, Kevin Ford & Co Ltd. 19 High street, Cheadle, ST10 1AA (01538 751133)

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 solicitor during normal pre-contract enquiries

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.





