



**60 Wedgwood Road, Cheadle, Staffordshire ST10 1LD**  
**Offers around £389,500**



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



**\*A Rare Opportunity – 3/4 Bedroom Detached Home with No Upward Chain & Rear Views\***

An excellent opportunity to acquire a well-positioned detached family home on a generous corner plot, ideally situated on one of Cheadle's most sought-after residential estates. Offered with no upward chain, this property provides generous accommodation with the flexibility of 3/4 bedrooms, including a highly versatile ground-floor room that can serve as a fourth bedroom or an additional reception room. While the home has been well cared for, it would now benefit from further updating—making it an ideal chance for buyers to personalise and modernise to their own taste.

Conveniently located within easy walking distance of Cheadle town centre, local schools, shops and everyday amenities, the property combines excellent accessibility with a desirable, peaceful setting. To the rear, the home enjoys attractive open views overlooking school playing fields.

On arrival, you are greeted by an expansive driveway offering superb off-road parking, complemented by mature front gardens. The entrance porch leads into a bright hallway with cloakroom and stairs rising to the first floor. The kitchen provides a range of fitted units and Electra appliances, while the generous L-shaped lounge—currently arranged as a combined living and dining room—features double doors opening onto the rear garden for effortless indoor-outdoor living.

The flexible ground-floor reception/bedroom offers valuable additional space, suitable for guests, multigenerational living or a home office.

Upstairs, there are three well-proportioned bedrooms, including a spacious full-width master bedroom with fitted furniture. A practical shower room completes the first-floor layout.

The rear garden is a standout feature: a peaceful retreat with mature planting, seating areas and a charming small pond—perfect for summer relaxation and family gatherings.



### Entrance Porch

6'8" x 4'10" (2.03m x 1.47m)

A practical entrance porch accessed via a UPVC door, with side windows and panels that welcome plenty of natural light. Finished with a tiled floor—ideal for muddy boots and paws.

### Entrance Hall

6'1" x 9'1" (1.85m x 2.77m )

Entered through a secondary UPVC door, this cosy entrance hall offers a carpeted floor, a small radiator, and two practical storage cupboards, with stairs guiding you up to the first-floor accommodation.

### Cloakroom

6'0" (max) x 6'3" (1.83m (max) x 1.91m )

A convenient downstairs cloakroom, fitted with a low-flush WC, pedestal wash hand basin, radiator, and tiled flooring. The space also includes a practical utility area, adding extra functionality.

### Lounge

15'0" x 10'5" to 17'8" (max) (4.57m x 3.18m to 5.38m (max))  
An inviting L-shaped lounge, presently used as a combined lounge and dining area. The bay window to the front, expansive UPVC sliding doors opening onto the garden, and a floor-to-ceiling UPVC window create a wonderfully bright and airy feel. A gas fire with a wooden surround and pebble-effect hearth provides a focal point, and the room also benefits from two radiators to give that extra cosy feel come winter.

### Kitchen

9'4" x 9'7" (2.84m x 2.92m)

This well-appointed kitchen features an attractive selection of high and low level duck-egg-blue units, complimented by tiled splash backs, topped with a practical vinyl work surface and enhanced by a handy breakfast bar. It comes equipped with an Electra built-in oven, hob and extractor fan, plus an integrated fridge-freezer. Additional benefits include plumbing for a washing machine, a wall-mounted Ariston combi boiler, tiled flooring, and a UPVC window providing natural light.

### Reception Room

7'11" x 10'0" (2.41m x 3.05m )

This adaptable reception room provides valuable additional living space and can effortlessly serve as a playroom, formal dining room or a comfortable fourth bedroom. Generous in size, with a UPVC window and radiator, it offers practicality and versatility for modern family living.

### Landing

A light-filled landing area featuring two UPVC windows, providing a pleasant circulation space and convenient access to the boarded loft with fitted ladder.

### Master bedroom

15'9" x 10'6" (4.80m x 3.20m)

The master bedroom spans the full width of the property and enjoys lovely open views over the school playing fields from the rear UPVC window. Offering excellent storage, the room features floor-to-ceiling mahogany fitted wardrobes to one side, complemented by additional fitted wardrobes, overhead cupboards and drawers to the other. An extra UPVC window to the front ensures plenty of natural light, while two radiators provide warmth and comfort.

### Bedroom two

10'2" x 9'06" (3.10m x 2.90m)

Bedroom two is another generously sized room, enjoying the same attractive views over the school playing fields. The space is complete with a UPVC window and a radiator.

### Bedroom three

7'11" x 10'0" (2.41m x 3.05m)

Bedroom Three is currently utilized as a home office, yet remains a well-proportioned bedroom located at the front of the property. Features include a upvc window and radiator.

### Shower room

10'1" x 5'1" (3.07m x 1.55m)

This practical shower room is well appointed with a fully enclosed Mira electric shower, low-flush WC, and pedestal wash hand basin. Completed with vinyl flooring, fully tiled walls, a UPVC privacy window, and a radiator, it provides a functional space for all the family.

### Outside

The property is pleasantly set back from the road and occupies a generous and prominent corner plot. Its striking frontage immediately stands out, with an extensive driveway accessed via attractive wooden gates, framed by mature and well-established gardens. The driveway leads to both a carport and a detached garage, offering excellent off-road parking and convenience for multiple vehicles.

To the rear, the home enjoys a beautifully landscaped and wonderfully private garden. Thoughtfully designed, it features a combination of inviting patio areas, mature trees and shrubs, a charming small pond, and a mix of well-kept lawned and paved sections. This idyllic outdoor space provides a peaceful retreat—an ideal sanctuary for outdoor dining, entertaining, or simply unwinding during the warmer months.

### 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 Kevin Ford & Co Ltd, 19 High Street Cheadle, Stoke on Trent, Staffordshire, ST10 1AA (01538) 751133

### Mortgage

Kevin Ford & Co Ltd operates a FREE financial & mortgage advisory service and will only be 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

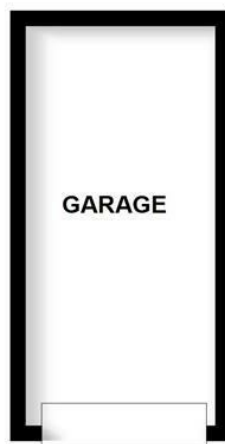




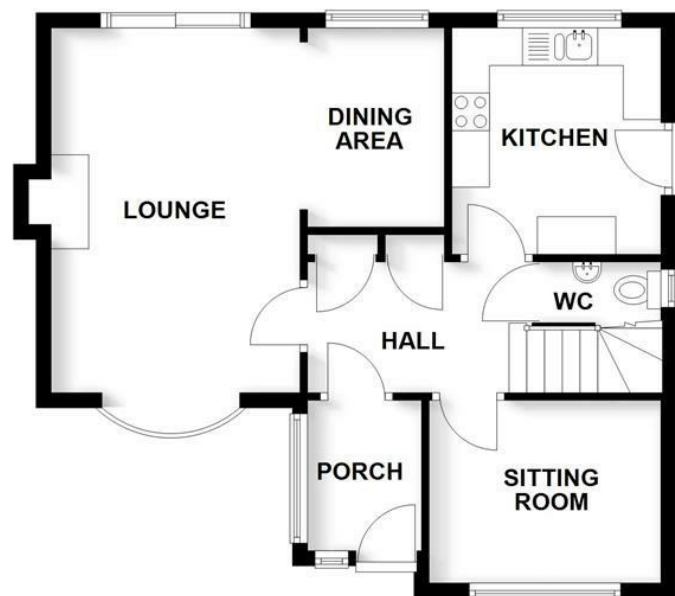




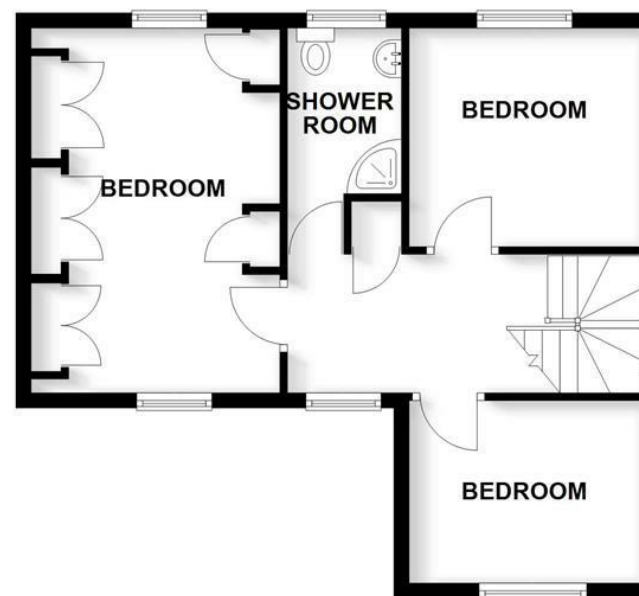




**GROUND FLOOR**  
APPROX. 692.7 SQ. FEET



**FIRST FLOOR**  
APPROX. 508.8 SQ. FEET



**TOTAL AREA: APPROX. 1201.5 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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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