



**13 Ashbourne Road, Cheadle, Staffordshire ST10 1HF**  
**Offers around £169,950**



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

Situated in a highly convenient, non-estate location, this delightful semi-detached bungalow offers an exciting opportunity for those seeking easy, single-level living with the freedom to add their own personal touch. Perfectly suited to retirees looking for a peaceful yet well-connected home, or first-time buyers eager to put their stamp on a property, this bungalow effortlessly blends comfort, potential, and location. Everyday essentials are right on your doorstep, with local supermarkets, doctors' surgeries, and a range of amenities close by, while the vibrant High Street is just a short walk away — ideal for shopping, cafés, and socialising without the need for a car.

Inside, the accommodation is bright, airy, and surprisingly spacious. The fitted kitchen provides a practical heart of the home, while the generous lounge offers an inviting space to unwind or entertain guests. An inner hallway leads to two well-proportioned bedrooms, a versatile office or hobby room, and a bathroom.

Although some modernisation would enhance the property, it represents a wonderful blank canvas — allowing the new owner to create a home perfectly tailored to their taste and lifestyle. Outside, the property continues to impress. A gated driveway provides secure off-street parking, while the attractive side garden is laid to lawn and framed by mature borders, adding colour and privacy. To the rear, a low-maintenance paved garden offers an ideal spot for alfresco dining, container gardening, or simply relaxing in the sunshine with minimal upkeep.

With its excellent location, flexible living space, and huge potential, this charming bungalow is a rare find and a fantastic opportunity to create a truly special home.



## **The Accommodation Comprises:**

### **Kitchen**

9'8" x 11'3" (2.95m x 3.43m)

Featuring a range of high and low-level fitted units with work surfaces over and an inset enamel sink. Base cupboards provide ample storage, and plumbing is in place for an automatic washing machine. The space benefits from part-tiled walls, a single radiator, and a solid tiled floor. A UPVC double-glazed window allows natural light to fill the room, while a Worcester gas central heating boiler ensures reliable heating.

### **Inner Passage**

10'2" x 2'10" (3.10m x 0.86m)

Having a single radiator and access to the loft.

### **Office/ Hobby/ Storage Area**

2'11" x 4'6" (0.89m x 1.37m)

Small and compact but benefitting from an UPVC window.

### **Spacious Lounge**

16'1" x 11'6" (4.90m x 3.51m)

A good sized lounge featuring a tiled fireplace with a coal-effect fitted gas fire, creating an original focal point. The room is complemented by a single radiator and a UPVC window, allowing natural light to enhance the space.

### **Bedroom One**

12'1" x 11'5" (3.68m x 3.48m )

Featuring a window providing natural light and a radiator for comfort, and would benefit from some updating to reach its full potential.

### **Bedroom Two**

8'3" x 11'4" (2.51m x 3.45m)

A versatile second bedroom featuring a rear entrance door, a window providing natural light, and a radiator, also in need of some attention.

### **Bathroom**

suite (suite)

A functional bathroom suite comprising a panelled bath, wash hand basin, and low-flush WC. The room features part-tiled walls, a radiator, and a UPVC window, and would

benefit from upgrading to create a more modern and stylish space. An adjoining airing cupboard houses the hot water cylinder, offering useful additional storage.

### **Outside**

A driveway from the road provides on-site parking for several vehicles and leads to an attached carport and garage. The property is attractively screened from the road by established hedging, with a lawned front garden and planted borders enhancing the frontage.

To the rear, the garden is fully paved for ease of maintenance, with a small lawned area tucked into the top corner adding a touch of greenery. The rear garden is enclosed by a combination of hedging and fencing, offering privacy and a secure outdoor 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. 884.6 SQ. FEET



TOTAL AREA: APPROX. 884.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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