

80 Froghall Road, Cheadle, Staffordshire ST10 1JT
Offers around £195,000

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

Occupying a pleasant position, this traditional semi-detached home offers NO UPPER CHAIN and well-proportioned accommodation throughout, combining character features with practical living space to create a comfortable and welcoming home.

Upon entering, a welcoming entrance porch leads through to the lounge, where parquet flooring and a feature fireplace with log-burning stove create a warm and inviting living space. The kitchen is fitted with a range of cream shaker-style cottage units complemented by contrasting work surfaces, providing a practical and attractive space for everyday living. Beyond, a conservatory offers additional reception space, suitable for use as a dining area, garden room, or sitting room, with direct access to the rear garden.

To the first floor, the property offers two generously sized bedrooms, with the principal bedroom benefiting from an adjoining shower area. A modern shower room serves the first floor and is fitted with contemporary fixtures and fittings.

Externally, the property enjoys a generous tarmacadam driveway to the front, providing ample off-road parking for several vehicles. The enclosed rear garden has been arranged for ease of maintenance and offers a pleasant outdoor space to enjoy. Paved patio areas, a covered decking area with light and power, and a summer house with light and power provide a variety of options for relaxation, hobbies, or home working.

Retaining a traditional feel with plenty of character, this appealing home offers versatile accommodation both inside and out and is likely to attract a range of purchasers. Viewing is recommended to appreciate the accommodation on offer.







The Accommodation Comprises

Entrance Porch
2'5" x 6'9" (0.74m x 2.06m)

Lounge
13'0" (into bay) x 11'11" (max) (3.96m (into bay) x 3.63m (max))
A well-presented lounge featuring a uPVC bay window, radiator, and traditional parquet flooring. A striking brick-built feature fireplace with tiled inset and hearth houses a log-burning stove with timber mantel above, creating an attractive focal point to the room. Wooden doors provide access to the kitchen.

Fitted Kitchen
10'6" x 15'4"
Fitted with a range of country-style shaker units in a cream finish, complemented by wooden handles and contrasting work surfaces. Decorative tiled splashbacks run along the worktops. A stainless steel circular sink with matching drainer is positioned beneath the rear uPVC window, enjoying views over the garden. A charming brick-built feature alcove with timber mantel creates an attractive focal point and houses a freestanding cooker with extractor hood above. Further benefits include a tiled floor, exposed feature beam, and recessed spot lighting.

Conservatory
7'11" x 9'7" (2.41m x 2.92m)
A bright and versatile conservatory featuring an attractive brick feature wall with part brick and uPVC construction. Benefiting from a radiator for year-round use, the room enjoys pleasant views of the garden and has a uPVC door providing direct access to the rear garden.

Downstairs Cloakroom
2'10" x 4'11" (0.86m x 1.50m)
Fitted with a low-flush WC and radiator.

First Floor
Stairs rise up to the:

Landing
Access to all rooms and benefits from a UPVC window and radiator.

Bedroom One
9'11" x 12'0" (max) (3.02m x 3.66m (max))
A generously sized double bedroom featuring a uPVC window and radiator.

Shower Room
3'4" x 4'8" (1.02m x 1.42m)
Fitted with a shower cubicle incorporating a plumbed-in shower. Additional features include panelled walls, recessed spot lighting, extractor fan, and useful shelving.

Bedroom Two
10'6" x 8'3" (3.20m x 2.51m)
A further well-proportioned bedroom featuring a uPVC window, radiator, built-in wardrobe, and access to the loft space.

Shower room
7'6" x 4'10" (2.29m x 1.47m)
A contemporary shower room finished in a modern style, featuring sleek black panelled walls with a subtle sparkle effect. The suite comprises a separate shower cubicle with plumbed-in shower, pedestal wash hand basin, and low-flush WC. Further benefits include a privacy uPVC window, chrome heated towel rail, and panelled wooden ceiling.

Outside
To the front of the property, a tarmacadam driveway provides ample off-road parking and is bordered by decorative golden gravel. A paved pathway leads to the entrance porch and continues to the side of the property, where a gated access leads into the rear garden.

The rear garden has been designed with ease of maintenance in mind and features a gravelled area with stepping stone pathway leading to a further fully paved patio, ideal for outdoor seating and entertaining. There is also a raised decking area with a covered canopy roof, benefiting from light and power. In addition, a summer house with light and power provides a versatile space for relaxation, hobbies, or home working.

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.

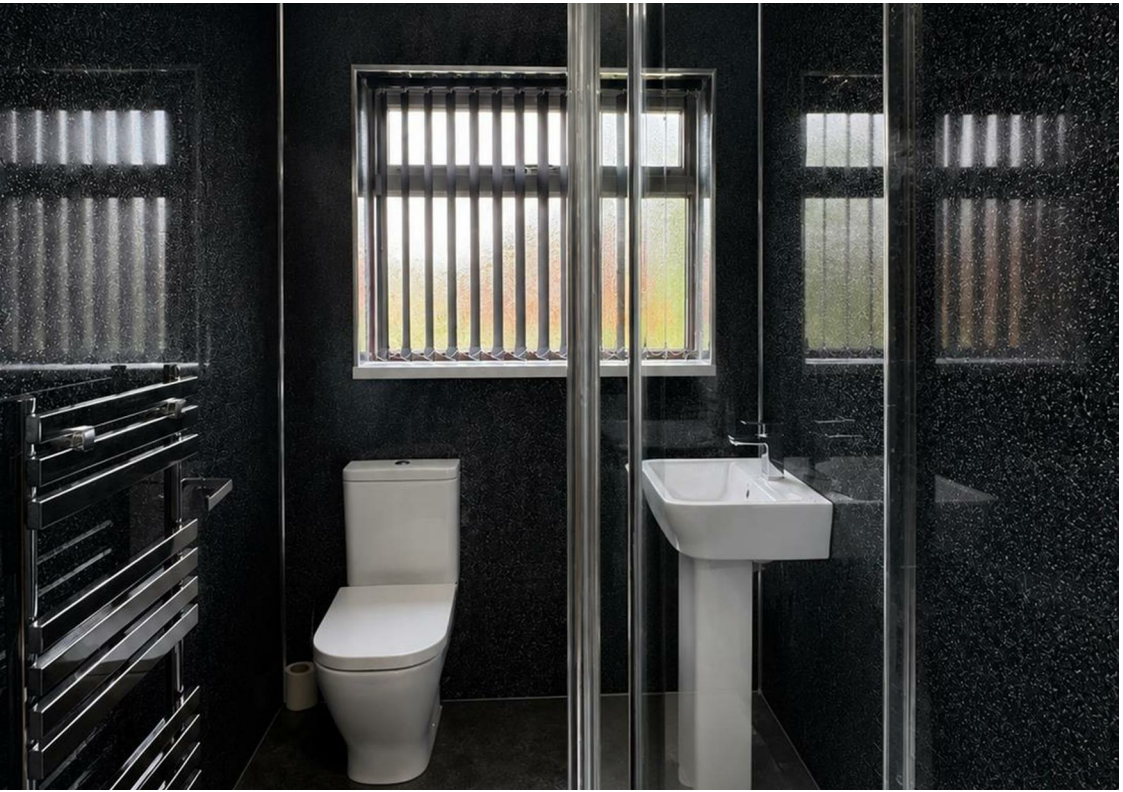
Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

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.

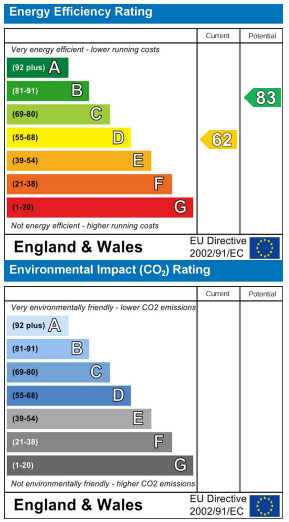












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