27a Leek Road, Cheadle, Staffordshire ST10 1JE

Offers over £400,000

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.

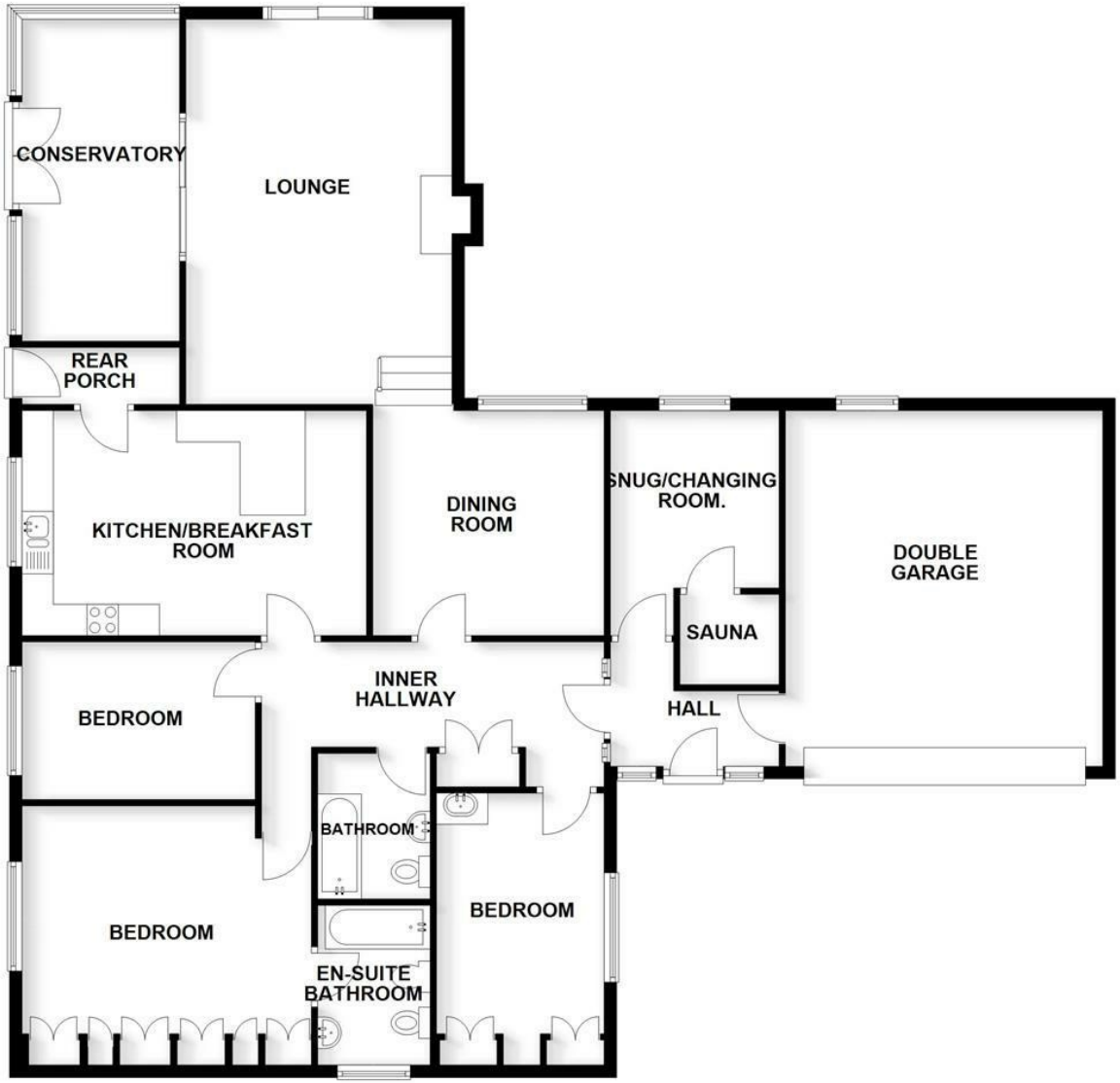
Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

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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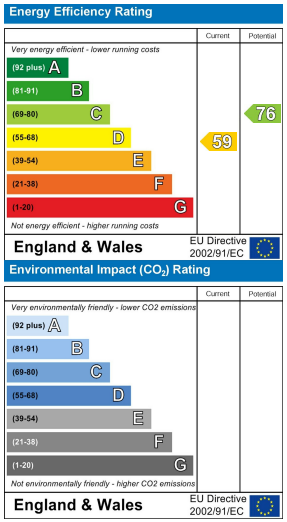
Plan produced using PlanUp.



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