

140 Froghall Road, Cheadle, Staffordshire ST10 2DN

Offers around £250,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

An increasingly rare opportunity to acquire a charming detached bungalow, occupying a generous plot within a sought-after non-estate setting on the edge of Cheadle. Enjoying a delightful semi-rural position, the property offers an appealing balance of countryside surroundings and convenient access to local amenities.
The bungalow itself retains a wealth of traditional character and offers well-proportioned single-storey accommodation, comprising an entrance porch, welcoming reception hallway, an impressive lounge with bay window, a kitchen/dining area with pantry off, rear entrance hall, two comfortable sized bedrooms, and a bathroom.
While the property would benefit from a programme of modernisation, it presents exceptional potential for enhancement, allowing purchasers to create a bespoke home tailored to their own tastes and lifestyle.
Externally, the property truly excels, set within substantial gardens and approached via a gated driveway providing extensive off-road parking and access to a detached garage. The enclosed rear gardens are designed with ease of maintenance in mind, offering a private and versatile outdoor space ideal for both relaxation and entertaining.
Combining character, space, and outstanding potential in a desirable location, this is a superb opportunity for a wide range of buyers seeking a home with scope and setting.







The Accommodation Comprises

Entrance Porch
2'8" x 3'11" (0.81m x 1.19m)
A useful entrance porch featuring uPVC double-glazed doors, providing a practical space for coats and shoes while offering an extra layer of insulation before entering the main home.

Entrance Hall
12'5" x 3'10" (3.78m x 1.17m)
A welcoming entrance hall with a single radiator and access to the roof void, providing entry to the main accommodation.

Spacious Lounge
23'0" x 11'11" (7.01m x 3.63m)
Featuring a tiled fireplace with fitted gas fire and a wall-mounted gas fire incorporating a back boiler, two double radiators, and four uPVC double-glazed windows providing plenty of natural light.

Kitchen/ Dining Area
7'0" x 8'8" (2.13m x 2.64m)
An adequate kitchen comprising an inset stainless steel sink unit with base cupboards under, plumbing for an automatic washing machine, quarry tiled flooring, and half tiled walls, complemented by a single radiator and a uPVC double-glazed window providing natural light.

Pantry Off
Having a UPVC double window.

Rear Entrance Hall
2'8" x 3'5" (0.81m x 1.04m)
A practical rear entrance hall featuring quarry tiled flooring and a uPVC rear entrance door, with a useful storeroom off measuring approximately 4'2" x 3'0".

Bedroom One
13'1" x 11'10" (3.99m x 3.61m)
A well-proportioned double bedroom featuring a double radiator and a uPVC double-glazed window providing natural light.

Bedroom Two
11'8" x 8'10" (3.56m x 2.69m)
A comfortable bedroom featuring a double radiator and a uPVC double-glazed window allowing for natural light.

Bathroom
8'0"x 6'9" (2.44mx 2.06m)
Comprising a panel bath with mixer tap and shower over, pedestal wash hand basin, and low flush WC, complemented by a single radiator, tiled walls, and a uPVC double-glazed window. An airing cupboard off houses the hot water cylinder.

Outside
The bungalow occupies a pleasant and generously sized plot, offering both space and privacy. A sweeping tarmac driveway with gated access leads to the property, providing ample off-road parking to the front and continuing to the side, where a detached garage (15'7" x 8'0") offers further parking or storage options.
To the rear, the property enjoys low-maintenance gravelled gardens, complemented by paved patio areas and pathways—ideal for outdoor seating and entertaining. A useful summer house/shed is also situated within the garden, adding further versatility to the 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.





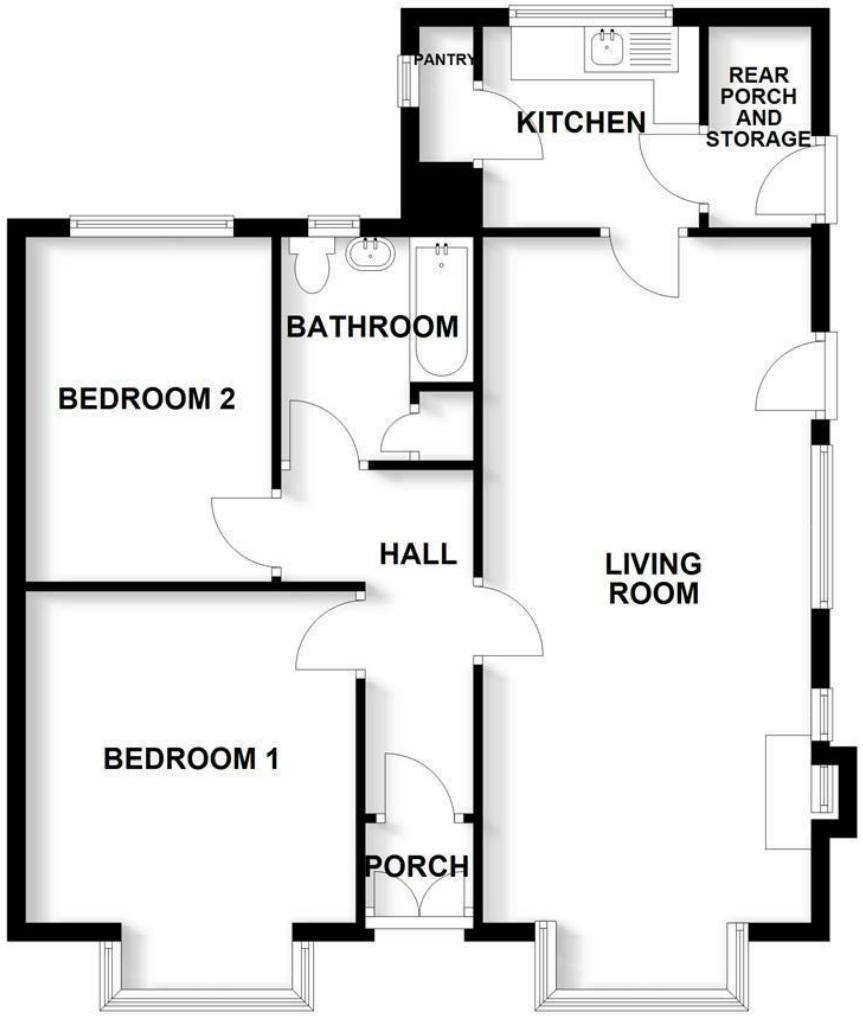






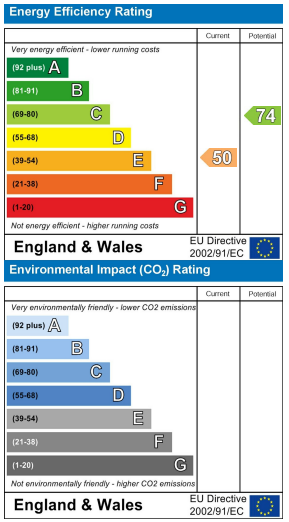
GROUND FLOOR

APPROX. 832.1 SQ. FEET



TOTAL AREA: APPROX. 832.1 SQ. FEET

Plan produced by 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.



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