**Runnymede Lid Lane, Cheadle, Staffordshire ST10 1PZ**
**Price guide £330,000**

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

*******Charming Detached Bungalow in a Peaceful Yet Convenient Location*******

**This beautifully presented detached bungalow combines privacy, convenience, and timeless appeal — ideally situated within walking distance of the town centre, yet tucked away in a tranquil and highly sought-after setting.**

**Step inside to a welcoming L-shaped entrance hall leading to a bright and spacious lounge featuring an elegant marble fireplace — perfect for relaxing or entertaining. The property also offers a versatile dining room, which could easily serve as a third bedroom, and a well-fitted kitchen with attractive oak cabinetry and potential to extend into the adjoining integral garage (subject to the necessary consents).**

**Two generous double bedrooms and a stylish four-piece family bathroom complete the well-proportioned interior accommodation.**

**Externally, the home sits within an established, beautifully maintained plot. A gated driveway provides ample parking and leads to a detached garage at the rear. The thoughtfully landscaped gardens feature mature trees, colourful borders, and a neatly lawned frontage — creating a private and picturesque outdoor retreat.**

**The Accommodation Comprises**

**Entrance Hall**
20'9" x 4'10" x 18'11" (max) (6.32m x 1.47m x 5.77m (max))
A gracious entrance hall sets the tone for the home, extending into an elegant L-shaped corridor that forms the heart of the accommodation. Beautifully proportioned, this inviting space offers a seamless flow to the principal rooms and features a bespoke fitted storage cupboard for added convenience.

**Lounge**
17'9" x 12'5" (5.41m x 3.78m )
A beautifully proportioned and light-filled lounge offering a wonderful sense of space and comfort. Dual UPVC windows allow natural light to flood the room, enhancing its airy ambiance. The focal point is an elegant marble fireplace with a fitted electric fire, complemented by two radiators ensuring warmth and comfort throughout the seasons.

**Kitchen**
10'11" x 13'4" (3.33m x 4.06m )
A well-appointed kitchen featuring a comprehensive range of oak fitted cabinetry, complemented by ample work surfaces and tiled splashbacks. Practical in design, the kitchen offers space for a freestanding oven (the current appliance is to remain) and a dishwasher, with additional built-in storage cupboards providing excellent utility. Finished with quality vinyl flooring, the room also benefits from direct access to the integral garage — presenting an exciting opportunity to extend or create a more open-plan layout, subject to the necessary consents.

**Master Bedroom**
13'11" (max) x 10'10" (4.24m (max) x 3.30m )
A well-proportioned double featuring two built-in wardrobes providing excellent storage, a central radiator, and a large window allowing natural light to enhance the room's inviting atmosphere.

**Bedroom Two**
11'11" x 9'10" (3.63m x 3.00m)
Another bright and comfortable double bedroom featuring a built-in wardrobe offering practical storage solutions, a central radiator, and a UPVC window.

**Bedroom Three/ Dining Room**
11'11" x 7'8" (3.63m x 2.34m)
A versatile room that can serve comfortably as a third bedroom, formal dining room, or home office. Featuring a UPVC window that provides excellent natural light and a central radiator, this adaptable space offers flexibility to suit a variety of lifestyle needs.

**Bathroom**
6'10" x 8'0" (2.08m x 2.44m)
Featuring a quality four-piece suite comprising a panel bath, fully enclosed shower cubicle with glass door and a plumbed-in Mira shower spray, pedestal wash hand basin, and low flush WC. The room is tastefully finished with part-tiled walls and a fully tiled floor, creating a clean and contemporary look.

**Location and Exterior**
Situated along a charming lane, this bungalow offers the perfect blend of privacy and convenience, being within walking distance of the town centre yet tucked away in a peaceful, secluded setting. A gated entrance opens onto a long driveway that runs alongside the property, leading to a garage discreetly positioned at the rear. The bungalow is enhanced by a neatly lawned frontage bordered by established shrubs, trees, and mature planting, all enclosed behind a delightful low white wall that adds to its welcoming appeal. To the rear, there is a landscaped area featuring gravel, paving, and a few well-planted borders, providing an attractive and easily maintained outdoor space.

**Garage**
8'11" x 17'2" (2.72m x 5.23m)
The garage features a metal up-and-over door, lighting, and power, providing both secure parking and practical storage. A useful utility area is located to the rear, and a doorway offering access directly into the garden. With its generous proportions and existing services, the space presents excellent potential for conversion into additional living accommodation, subject to the necessary planning consents.

**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.

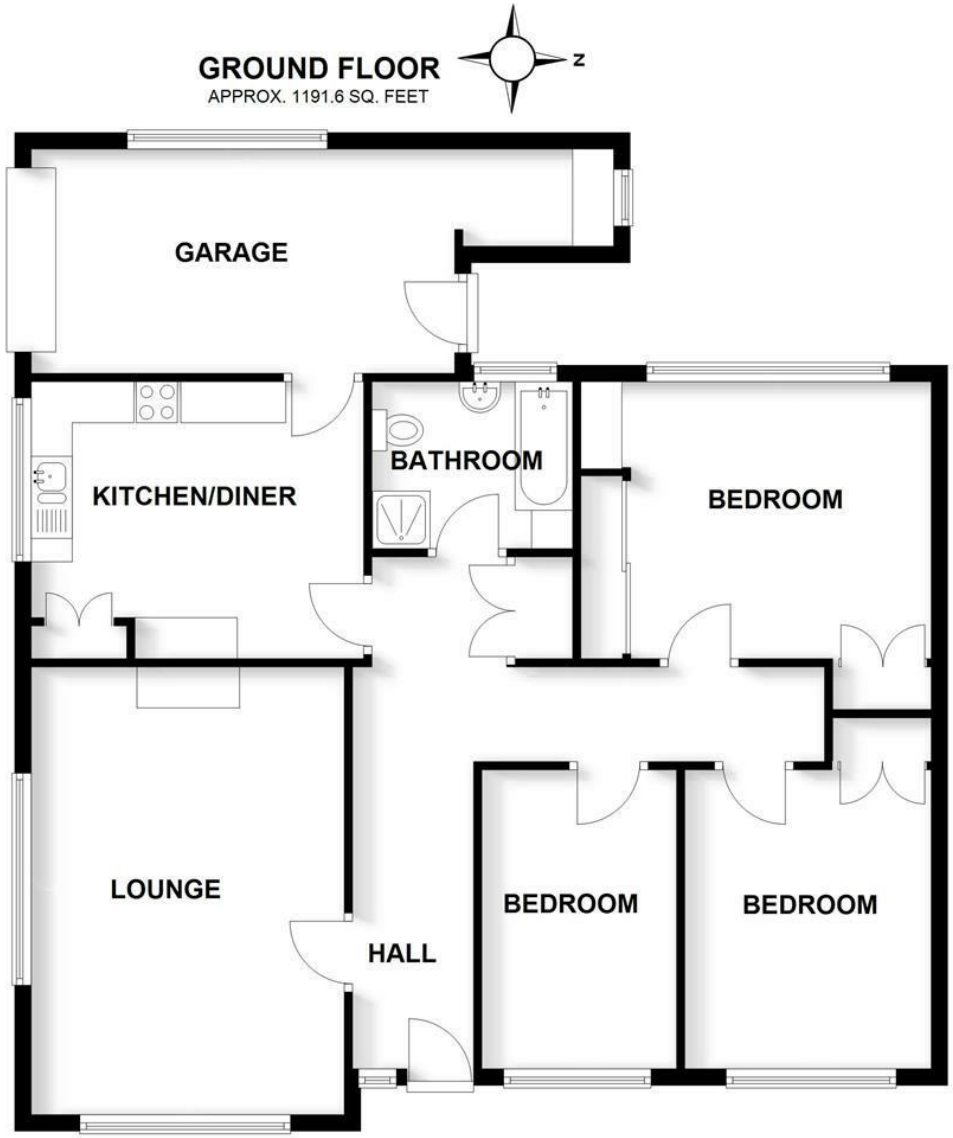
**Viewing**
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**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.

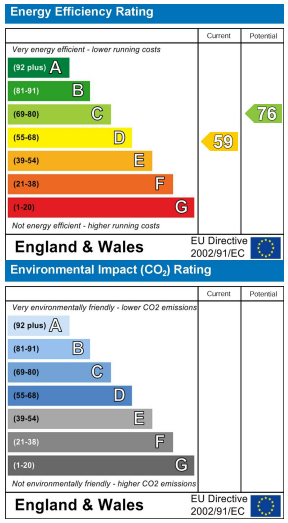
BONNYMEDE

## GROUND FLOOR
APPROX. 1191.6 SQ. FEET




TOTAL AREA: APPROX. 1191.6 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.




**19 High Street, Cheadle, Staffordshire, ST10 1AA**
**T: 01538 751133 | F: 01538 751426**
**natasha@kevinfords.co.uk**
**www.kevinfordandco.co.uk**

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