





Nestled on Froghall Road in the charming town of Cheadle, Staffordshire, this delightful detached cottage is a true gem waiting to be discovered. Boasting a prime location central to Cheadle town centre, this property offers the convenience of having numerous amenities just a leisurely stroll away.

This characterful home features a double frontage, exuding charm and uniqueness. Step inside to find two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. With two cosy bedrooms and a well-appointed bathroom, this cottage provides a comfortable living space for you to call home.

One of the standout features of this property is its large plot, offering expansive gardens that are a rare find in such a central location. Imagine enjoying sunny afternoons on the decked patio, surrounded by lush greenery and the tranquillity of your own outdoor oasis.

Equipped with double glazing and central heating, this cottage ensures year-round comfort and energy efficiency. The characterful features sprinkled throughout the home add a touch of personality and warmth to the living spaces.



Hallway

With a composite front entry door leading into, smoke alarm, electrical distribution board, staircase rising to the first floor landing, internal doors lead to:

Lounge

With a UPVC double glazed window to the front elevation, oak effect panelled flooring throughout, panelling to feature wall and the focal point of the room being the open fireplace with the timber Adam style surround, telephone point and TV aerial point.

Dining Room

With a UPVC double glazed window to the front elevation, the focal point of the room being the multi fuel cast iron log burning fireplace with Adam style surround, tiled hearth and backing, useful under stairs storage cupboard with shelving, central heating radiator and panelled flooring throughout.

Kitchen

With a UPVC double glazed window to the rear elevation, complementary tiling to both floor and wall coverings, the kitchen features a range of matching base and eye-level storage cupboard and drawers with drop edge granite effect preparation work surfaces. A range of integrated appliances includes oven/grill, four ring electric hob, stainless steel sink/drainer with mixer tap, further space for freestanding and under counter plumbing for further white goods, central heating radiator, smoke alarm, spot lighting to ceiling and internal doors lead to:



Bathroom

Featuring a three-piece family bathroom suite comprising go low level WC, pedestal wash hand basin, panelled bath unit with shower over, glass screen and complementary tiling to both floor and wall coverings, UPVC double glazed frosted glass window to the rear elevation, chrome heated towel radiator, spotlighting to ceiling and extractor fan.







Utility Room

With a UPVC double glazed window to the rear elevation, UPVC double glazed frosted side entry door, central heating radiator, base level storage with plumbing space for freestanding under counter white goods, roll top preparation work surfaces with a stainless steel sink and drainer, central heating gas boiler and access into loft space via loft hatch.

Landing

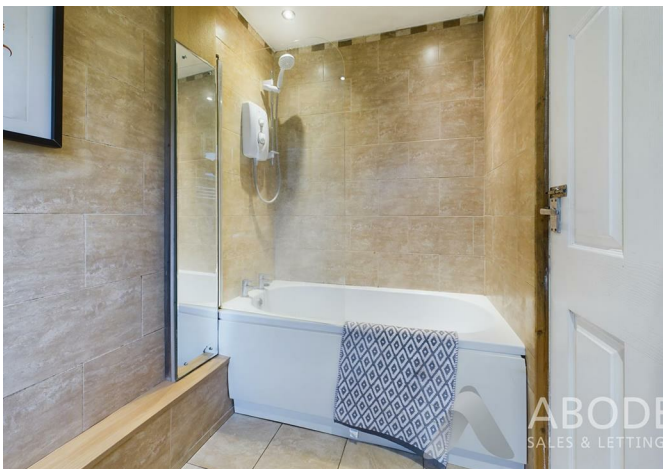
With a smoke alarm, access to loft space via loft hatch, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, original feature fireplace, feature panelling to wall coverings, useful over stairs storage wardrobe comprising of hanging rail and shelving.

Bedroom Two

With a UPVC double glazed window to the front elevation, panelling to feature wall, original feature fireplace and built-in storage cupboards.



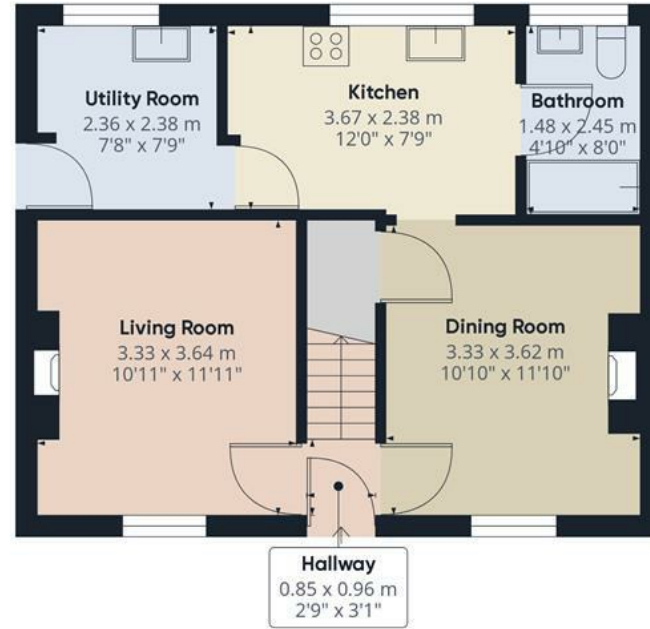








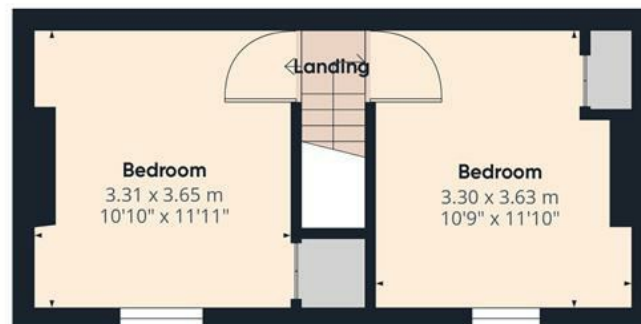




Floor 0

Approximate total area⁽¹⁾

69.49 m²
747.98 ft²



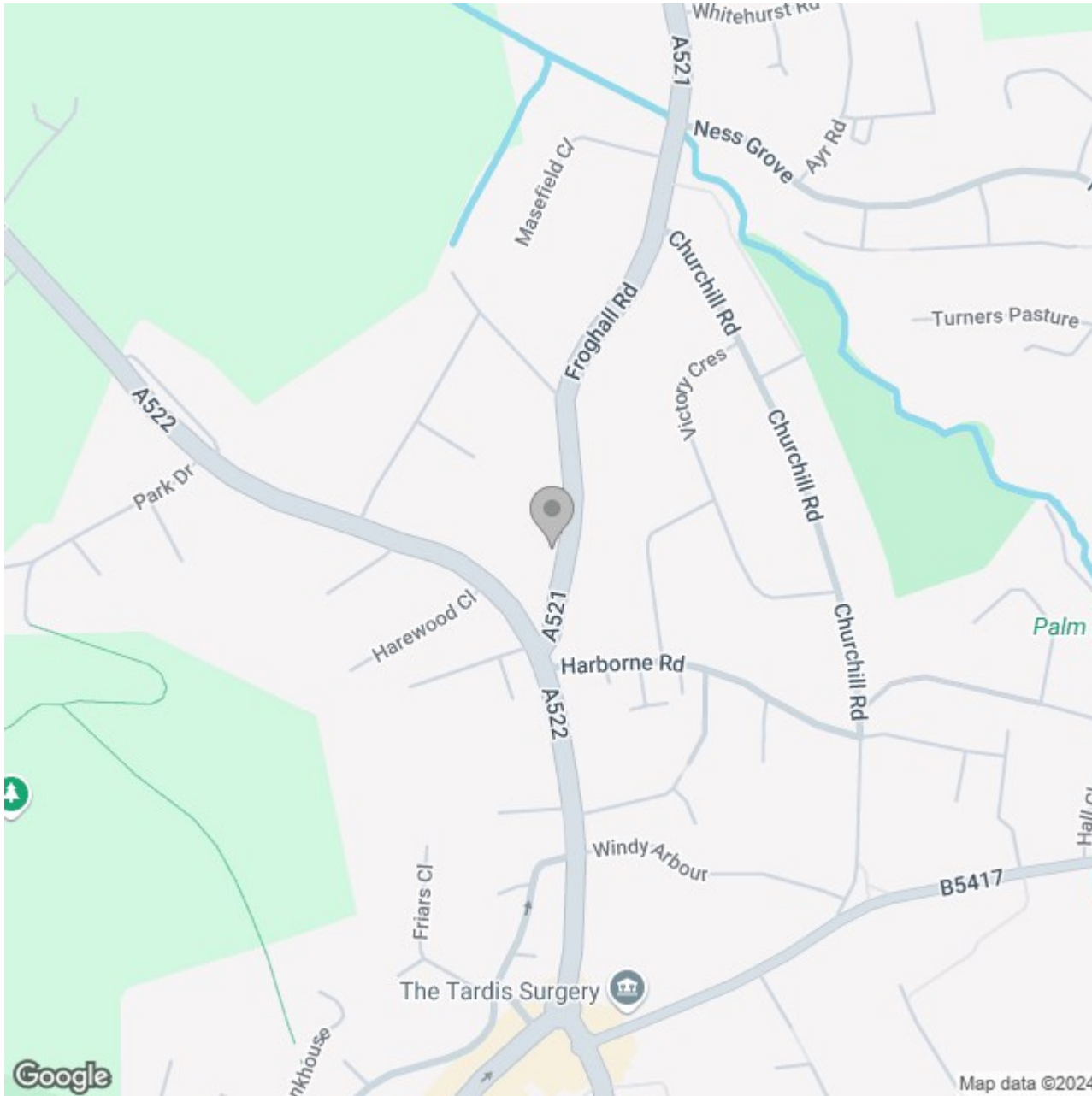
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	