

116a Froghall Road

Cheadle, Cheadle, ST10 2DN

**** INDIVIDUALLY DESIGNED AND BUILT BY THE CURRENT OWNER ON A PLOT OVER 0.25 ACRE ****
WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED PROPERTY **** In brief the property offers an entrance hall, guest cloakroom, lounge with French doors onto the garden, fitted dining kitchen, Two bedrooms located on the ground floor, master with an en suite shower room. Two first floor bedrooms and a family bathroom. AMPLE PARKING AND OVERSIZED GARAGE. Stunning gardens. MUST BE VIEWED.

Asking Price £455,000

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- DETACHED PROPERTY
- FITTED DINING KITCHEN
- AMPLE PARKING
- HALL & CLOAKROOM
- FOUR DOUBLE BEDROOMS
- OVERSIZED GARAGE
- LOUNGE
- EN SUITE & BATHROOM
- LARGE PLOT

INTRODUCTION

HALL

CLOAKROOM

FITTED DINING KITCHEN

16'8" x 14'7" (5.08 x 4.44)

LOUNGE

20'0" x 16'0" (6.1 x 4.88)

BEDROOM 1

12'3" x 11'5" (3.73 x 3.48)

EN SUITE

BEDROOM

11'5" x 10'11" (3.48 x 3.33)

FIRST FLOOR LANDING

BEDROOM

16'9" x 13'8" (5.11 x 4.17)

BEDROOM

16'11" x 10'6" (5.16 x 3.2)

BATHROOM

GARAGE

27'0" x 17'0" (8.23 x 5.18)

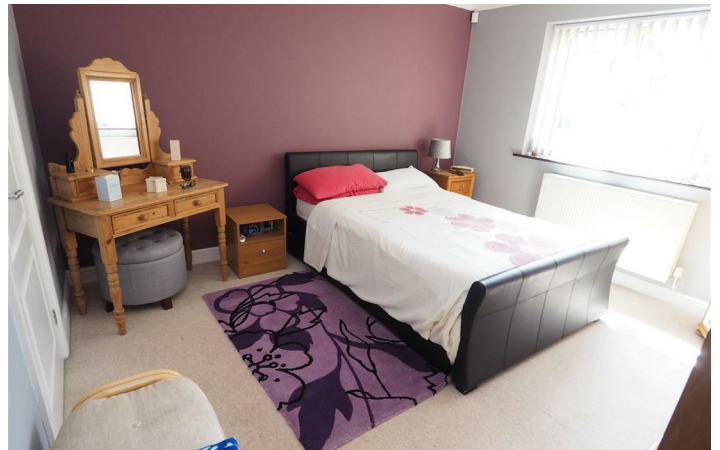
TIMER SHED

16'0" x 10'0" (4.88 x 3.05)

OUTSIDE



[Directions](#)



Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Cross Street, Cheadle, Cheadle, ST10 1NP
Tel: 01538 750081 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	