



11 Patch Meadow Road, ST10 1PX

Asking price £270,000

PHONE LINES OPEN 9AM–9PM, MONDAY TO SATURDAY – SUNDAYS 10AM–2PM

"Some beautiful paths can't be discovered without getting lost." – Erol Ozan.

A well-maintained three-bedroom detached bungalow on Patch Meadow Road, Cheadle, offering spacious and versatile accommodation throughout. The property is in good condition, with some rooms offering scope for modernisation. Externally, it benefits from a wraparound garden, driveway and single garage, making this a great opportunity for those seeking single-level living in a desirable location.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Agent Comments

A well-presented three-bedroom detached bungalow, situated in a desirable position within the cul-de-sac of Patch Meadow Road, offering spacious and versatile accommodation throughout.

The property opens into an entrance hallway with attractive parquet flooring and access to a generous lounge/diner, enjoying plenty of natural light and a versatile layout. The fitted kitchen provides access to the side of the property, while three well-proportioned double bedrooms include a principal bedroom with fitted storage wardrobes. A wet room services the three bedrooms. There is also access to a useful loft space which is partially boarded with a fitted ladder and lighting.

Externally, the property benefits from a wraparound garden to the front and side, driveway parking leading to a single garage.

The bungalow has been well maintained and is in good overall condition, while offering scope for some modernisation and the opportunity for a new owner to add their own style.

Location



Cheadle is a popular market town in the Staffordshire Moorlands, offering an excellent range of shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. The town is particularly popular with families thanks to its well-regarded schools, strong community

atmosphere and wealth of local sports and recreational opportunities.

Surrounded by beautiful countryside, Cheadle provides easy access to walking and cycling routes, whilst nearby attractions include Alton Towers, the Churnet Valley and the Peak District National Park. Convenient road links to Stoke-on-Trent, Uttoxeter and Derby make the town an ideal choice for those seeking a balance between countryside living and everyday convenience.

Entrance Hallway



Composite door to the side aspect. Parquet flooring. Radiator. Loft access. Ceiling light.

Lounge Diner

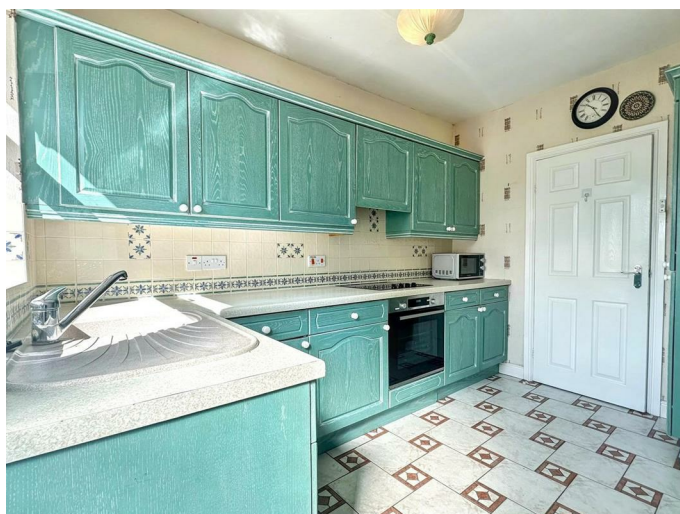
20'3" x 15'5" (6.18 x 4.71)



Carpet. Radiators. uPVC Windows to the front and side aspect. Ceiling lights.

Kitchen

11'4" x 7'10" (3.47 x 2.39)



Fitted with a range of wall and base units with work surfaces over incorporating drainer sink unit with mixer tap. Integrated fridge freezer, oven, electric hob, washing machine. Tiled flooring. uPVC door to the side aspect. Ceiling light.

Bedroom One

13'11" x 10'4" (4.25 x 3.16)



Carpet. Radiator. Fitted storage. uPVC window to the rear aspect. Ceiling light.

Bedroom Two

10'11" x 10'4" (3.33 x 3.16)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

10'1" x 9'6" (3.08 x 2.91)



Carpet. Radiator. uPVC window to the side aspect. Ceiling light.

Wet Room

7'8" x 6'5" (2.35 x 1.98)



Fitted with a suite comprising of shower, wash hand basin, low-level WC. Heated towel rail. Obscured uPVC window. Ceiling light.

Outside



Externally, the property benefits from a large plot situated at the end of the cul-de-sac with off road parking for multiple vehicles which leads to a detached single garage. The property boasts a wraparound lawn which is enclosed largely with hedgerow and well stocked borders.

Agent Notes

Tenure: Freehold

Services: All mains services connected - Full central heating replacement 3 years ago

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

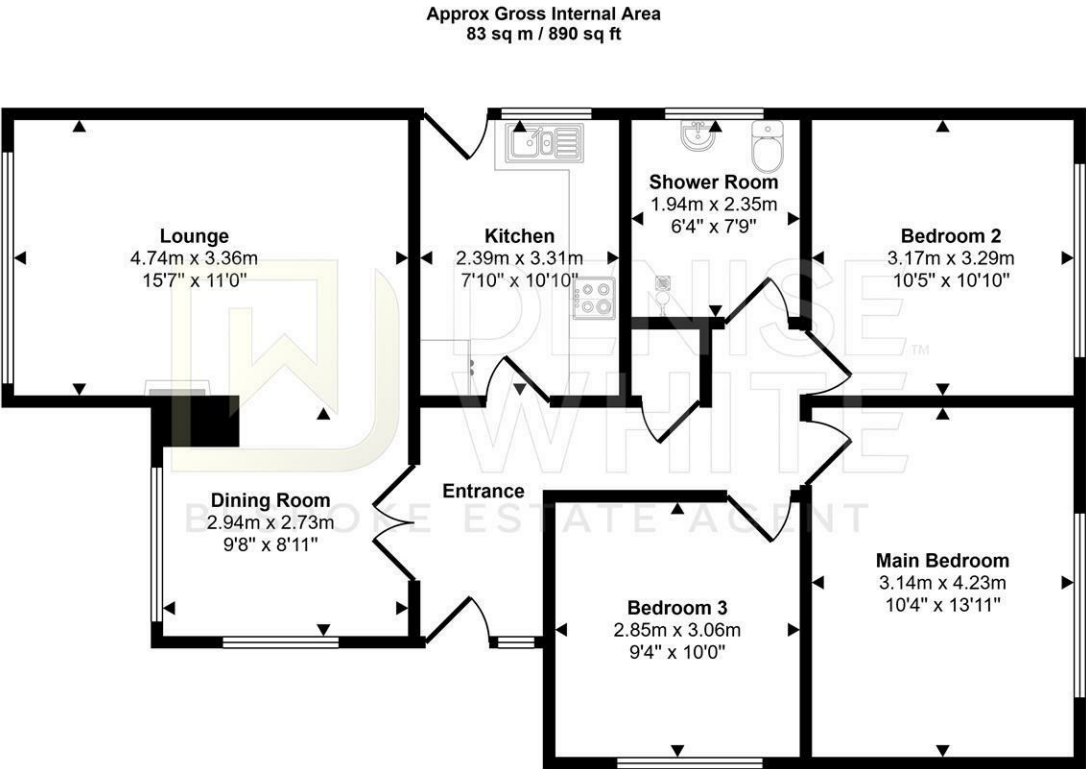
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per

buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

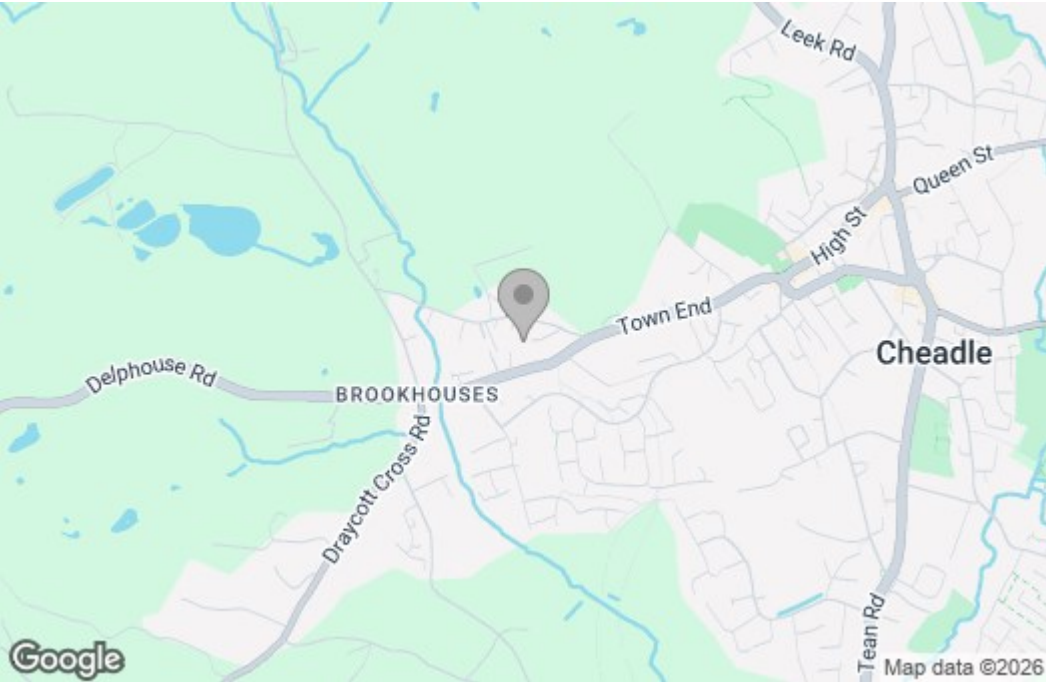
Floor Plan



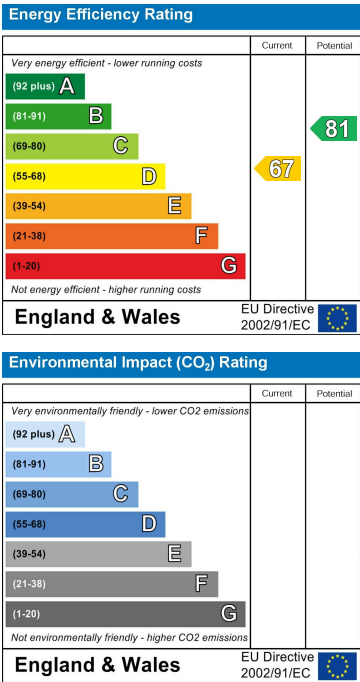
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.