







\*\*\*\* EXTENDED TO OFFER A GARDEN ROOM WITH BI-FOLD DOORS ONTO THE GARDEN \*\*\*\* Welcome to this charming property located on Rakeway Road in a picturesque position on the edge of Cheadle. This delightful house, built by an individual bespoke builder, offers stunning countryside views to the front and rear. Good size plot with ample parking to the side and a great size landscaped garden. In brief the property offers a lounge dinner, fitted breakfast kitchen with party, guest cloakroom and a garden room. The first floor offers three bedrooms and a family bathroom. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY AND ITS DELIGHTFUL POSITION. \*\*\*\* NO CHAIN

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**ABODE**  
SALES & LETTINGS



## LOUNGE DINER

18'3 x 15'6

Entrance door into the lounge diner with upvc double glazed window to the front, radiator, stairs to the first floor, under stairs storage cupboard and door to the kitchen.

## KITCHEN

13'6 x 11'6

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with flexi mixer tap. Fitted electric oven and hob with extractor hood, integrated fridge freezer and dishwasher. Plumbing and space for a washing machine, upvc double glazed window, radiator, open through to the garden room and door to the party.

## PANTRY

Shelving and door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## GARDEN ROOM

12'5 x 10'5

Stunning room with windows and bi-fold doors onto the garden, radiator and a skylight window.

## FIRST FLOOR LANDING

Loft access with pull down ladder and part boarded and doors to -



## BEDROOM I

15'8 x 11'4

Two upvc double glazed windows to the front and a radiator.











### **BEDROOM 2**

12'2 x 8'9

Upvc double glazed window to the rear and a radiator.

### **BEDROOM 3**

13'7 x 6'5

Upvc double glazed window to the rear and a radiator.

### **BATHROOM**

8'1 x 5'6

Wood panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and a upvc double glazed window.



### **OUTSIDE**

Ample parking to the side of the property with additional private parking with a garden area. Gated access into the enclosed rear garden offering a good size lawn, paved patio and a composite garden shed. There is an outside tap and electric point.

### **INTERNET**

Fibre internet available.





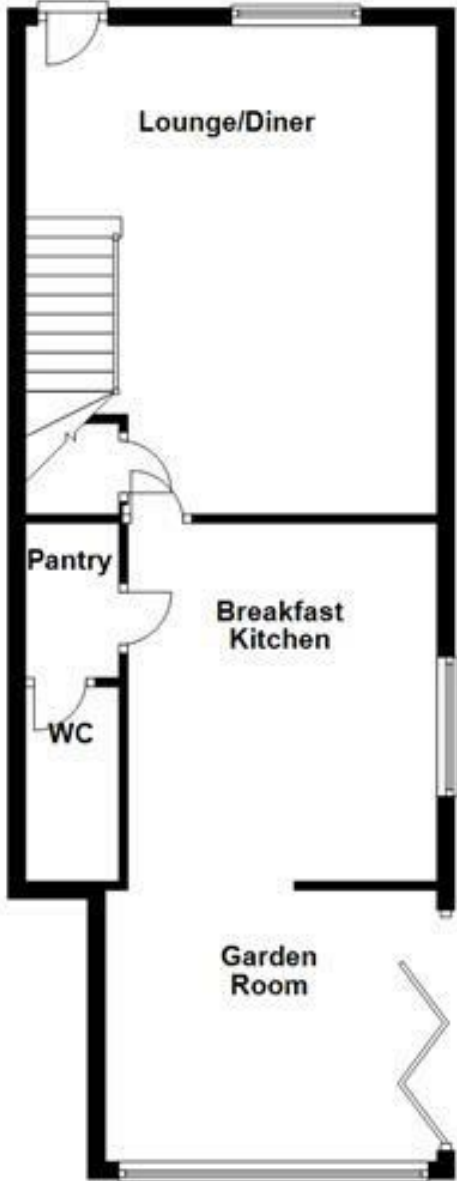








**Ground Floor**



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



**First Floor**

