





Abode are delighted to present this two bedroom, end terraced property, conveniently situated within close proximity to Cheadle Town Centre, its shops, schools and amenities. Boasting a spacious lounge and kitchen diner, the property showcases a rear yard, and accommodation over three floors. This end terraced home offers plenty of potential, and is perfect for a perspective buyer to put their own stamp on it!

In brief, the property comprises; living room, kitchen diner, rear hallway/ utility to the ground floor, master bedroom and bathroom to the first floor, and a further bedroom to the second floor.

Being ideal for first time buyers, or buy to let investors, an early viewing is **HIGHLY** recommended!



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SALES & LETTINGS

Living Room

UPVC double glazed window to the front elevation, partial panelling, cupboard housing meters and fuse board, electric feature fireplace, central heating radiator, cornicing.

Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, space and plumbing for a washing machine, housing the Combi boiler, panelling to the ceiling, extractor fan, UPVC double glazed window to the side elevation.

Rear Hallway/ Outhouse

Window to the rear elevation, toilet no longer in use, perfect for storage or conversion to utility subject to relevant permissions.

Landing

Smoke detector, panelling.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

Bathroom

White suite comprising;- bath, WC and wash hand basin, central heating radiator, panelling, extractor fan and storage cupboard, UPVC double glazed window to the side elevation.

Bedroom

Stairs leading up from the bathroom, UPVC double glazed window to the side elevation, feature beams.

Outside

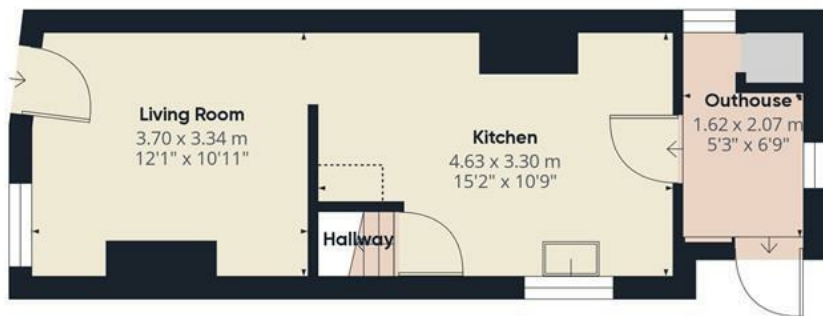
Rear yard, shared access from the front of the property. Enclosed by fencing and brick walling.



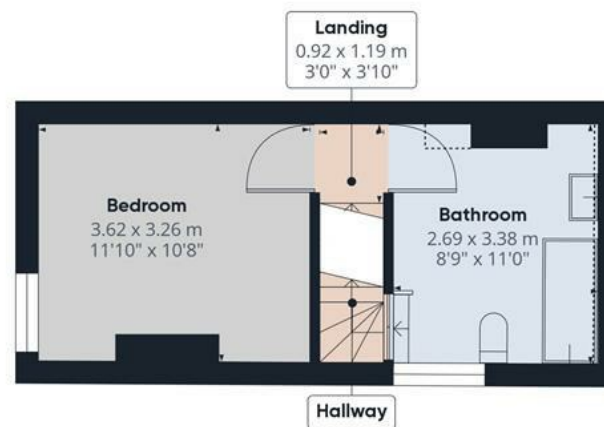








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

72.67 m²

782.23 ft²

Reduced headroom

12.26 m²

131.97 ft²

(1) Excluding balconies and terraces

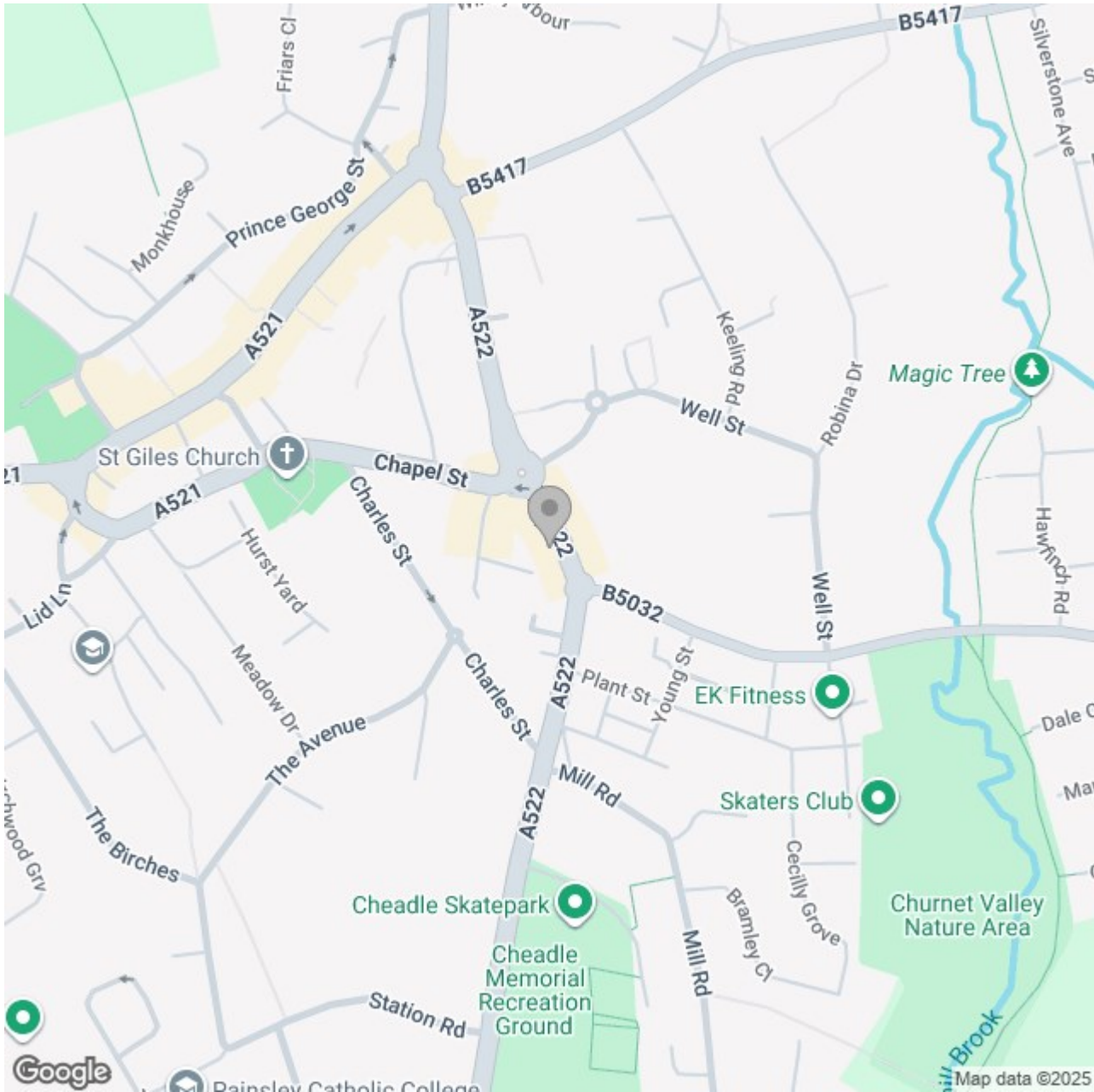
Reduced headroom

..... Below 1.5 m/5 ft

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		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC