







Abode are delighted to offer for sale this beautifully presented, three bedroom detached family home, being conveniently situated within close proximity to Cheadle Town Centre, its shops, schools and amenities.

This modern home boasts off road parking for numerous cars, a garage, enclosed garden, UPVC double glazing throughout and gas central heating.

In brief, the property comprises;- entrance hallway, kitchen diner, living room and WC to the ground floor, and three double bedrooms, an ensuite to the master bedroom and family bathroom to the first floor.

An early viewing is HIGHLY recommended to appreciate this spacious family home!



**ABODE**  
SALES & LETTINGS

### Entrance Hallway

Composite door leading in from the front, under stairs storage cupboard.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in electric cooker and gas hob with extractor hood above and glass backsplash, space and plumbing for a free standing washing machine, dishwasher and fridge freezer. Tiled flooring, UPVC double glazed windows to the front and side elevations and UPVC double glazed patio doors leading out into the garden, spot lighting and main feature light over the area suited for a dining table and chairs, central heating radiator.

### Living Room

Two main feature lights, UPVC double glazed bay window to the side elevation and UPVC double glazed window to the front elevation, central heating radiator.

### WC

White wash hand basin and WC, central heating radiator, tiled flooring and partially tiled walls.

### Landing

Central heating radiator, loft access, over stairs storage cupboard, smoke detector.

### Master Bedroom

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



### Ensuite

Modern white suite comprising;- double shower cubicle, WC and wash hand basin, UPVC double glazed window to the front elevation, eye level cabinet, central heating radiator, tiled flooring and partially tiled walls.

### Bedroom

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









### Bedroom

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

### Bathroom

Modern white suite comprising:- bath, wash hand basin and WC. UPVC double glazed frosted glass window to the front elevation, tiled flooring and partially tiled walls, heated towel radiator.

### Garage

Up and over door, power and lighting.

### Outside

Rear garden laid to lawn with patio area perfect for entertaining. Enclosed with gated access to the driveway and garage. Driveway providing off road parking for multiple cars, feature borders surrounding the property.



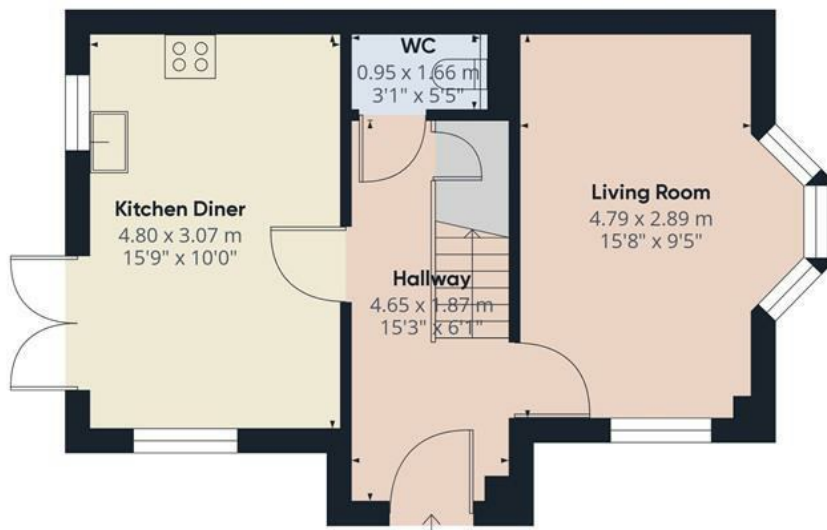




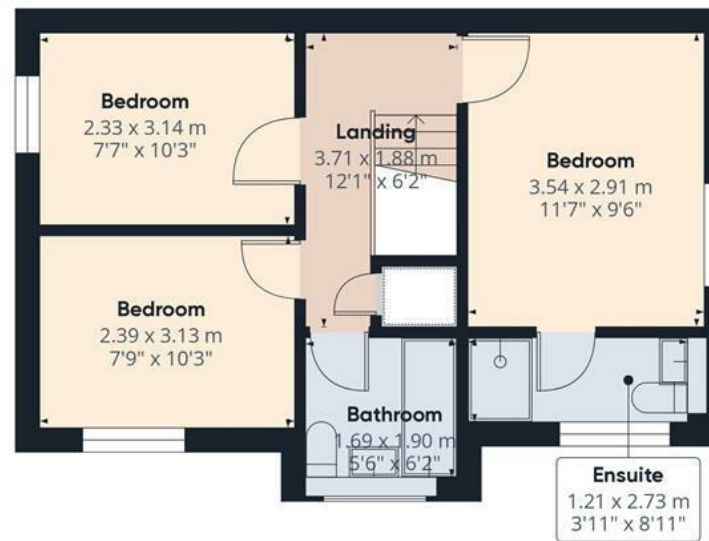








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

98.98 m<sup>2</sup>

1065.42 ft<sup>2</sup>

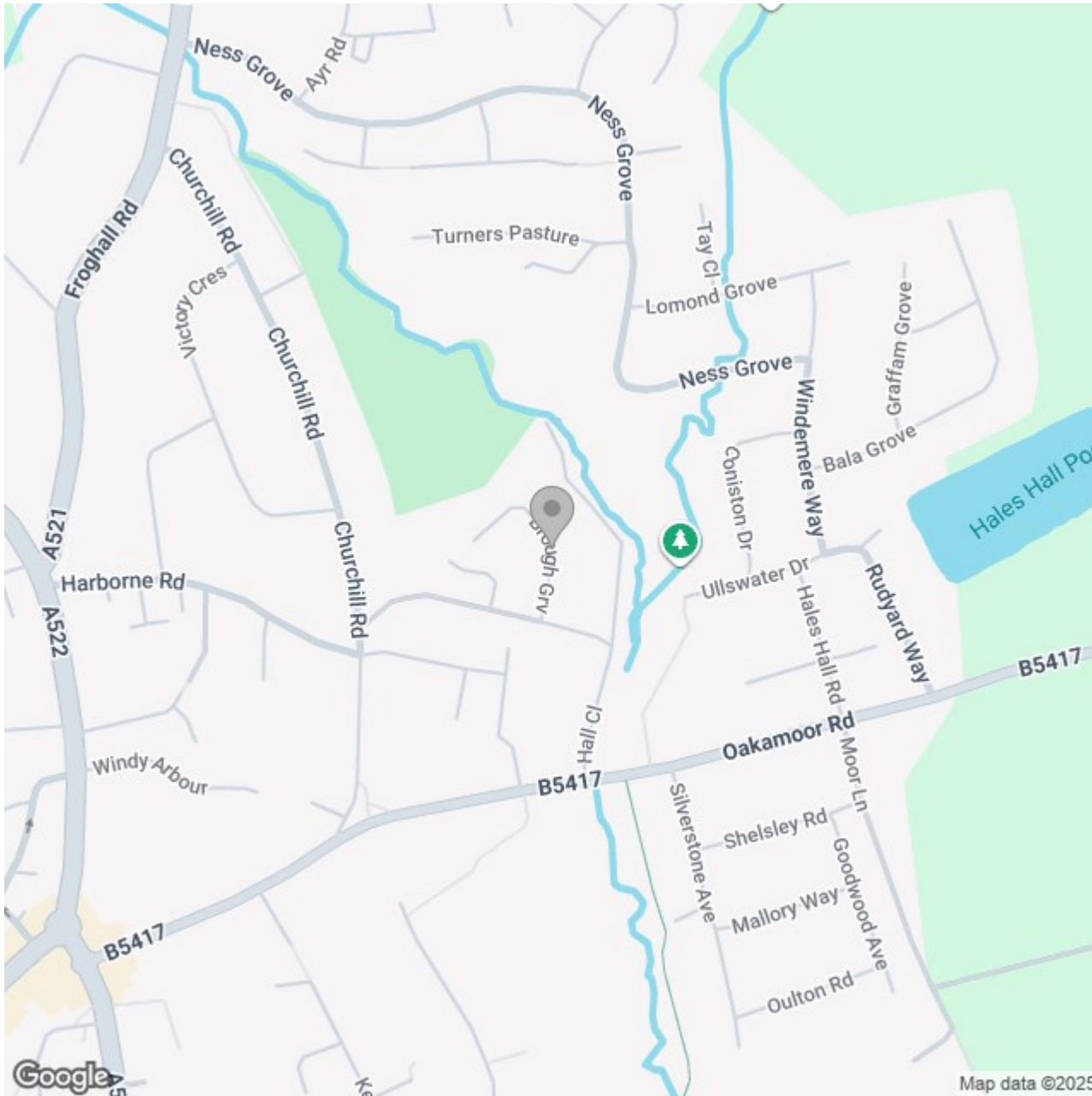
(1) Excluding balconies and terraces

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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 