



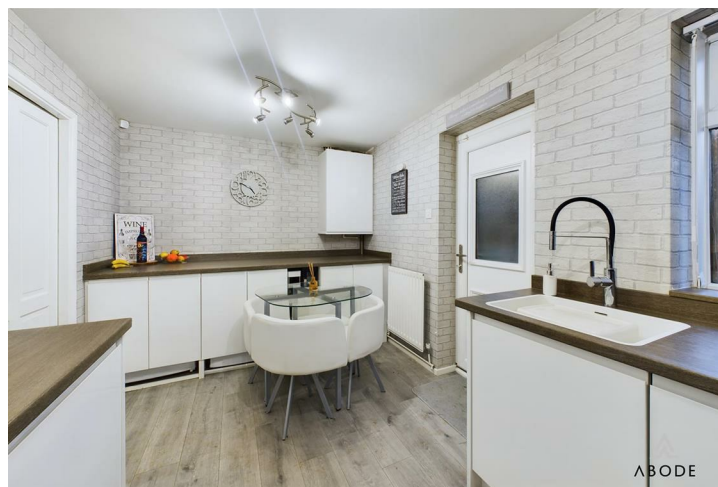




Abode are delighted to present this well presented three-bedroom semi-detached home, offering generous off-road parking and a double garage. Conveniently located just a short distance from Cheadle town centre, with its shops, schools, and local amenities, this property combines practicality with comfort.

The home features an enclosed rear garden, a modern kitchen diner, and UPVC double glazing throughout. In brief, the accommodation comprises: an entrance porch, a spacious living room, a well-appointed kitchen diner, and a conservatory on the ground floor. Upstairs, you'll find three bedrooms and a stylish shower room.

With its excellent location and spacious accommodation, this lovely home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all it has to offer.





### Entrance Porch

UPVC door leading in from the driveway, central heating radiator.

### Living Room

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

### Kitchen Diner

Modern base and eye level units with complimentary worktops, sink, built in electric cooker with induction hob, splashback and extractor fan over. UPVC double glazed window to the rear elevation, built in dishwasher and space and plumbing for washing machine and fridge freezer, central heating radiator.

### Conservatory

double glazed sliding door leading out into the garden, power and lighting, UPVC door leading into the kitchen.

### Landing

Loft access, UPVC double glazed window to the side elevation.

### Master Bedroom

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

### Bedroom

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

### Bedroom

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



### Shower Room

White suite comprising- double shower cubicle with waterfall shower head and hand held shower, WC and wash hand basin with cupboard below. Towel radiator, UPVC double glazed window to the rear elevation, shower cupboard, light up mirror, shower boarding to the walls.

### Garage

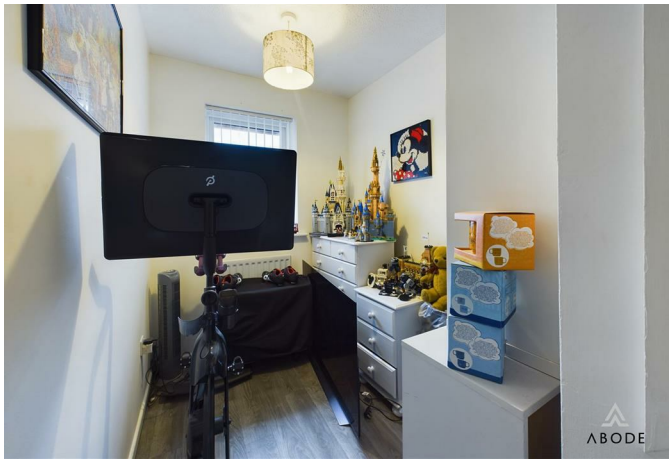
Electric up and over door, power and lighting,

### Outside

To the front of the property there is off road parking for









numerous vehicles, with car charging point and access to the garage. To the rear the garden is enclosed and mainly laid to lawn, with decking area and summerhouse.





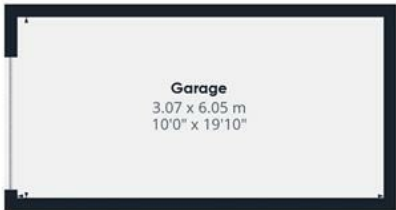




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

88.77 m<sup>2</sup>

955.51 ft<sup>2</sup>

Reduced headroom

1.21 m<sup>2</sup>

12.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

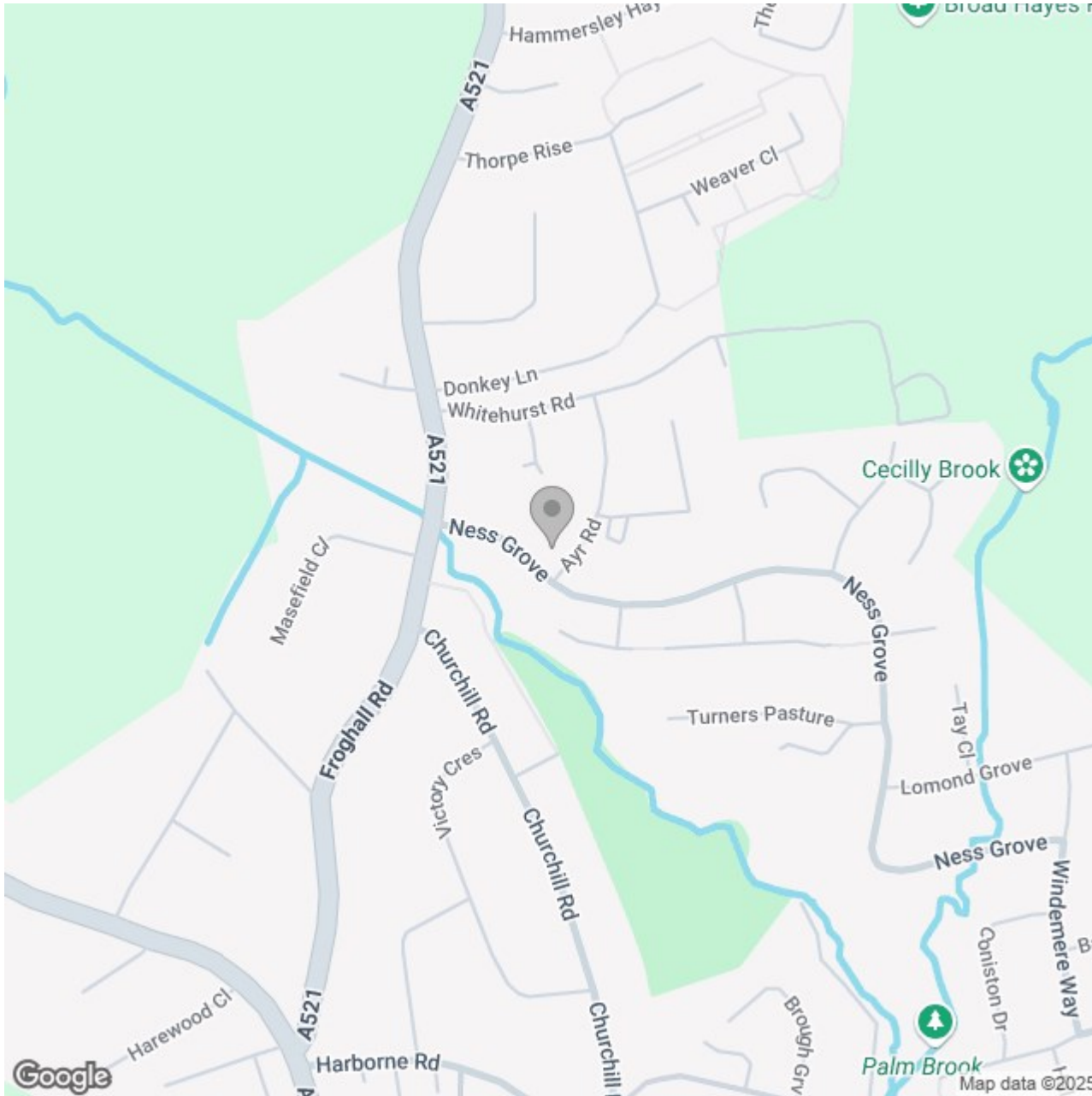
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</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 