







Abode are thrilled to present this beautifully updated and meticulously maintained three-bedroom semi-detached home, which has been thoughtfully enhanced to a high standard by the current owners. Ideally located within walking distance of Cheadle town centre, offering a variety of shops, schools, and amenities, yet without compromising on the breathtaking countryside views to the rear.

In brief, the accommodation includes: a welcoming entrance hallway, a spacious lounge/diner, a contemporary kitchen, and a light-filled conservatory on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The property also benefits from a garage with potential for conversion (subject to the necessary permissions), as well as a fully equipped shed/outhouse with power and lighting.

Perfect for first-time buyers, families looking to upsize, or those seeking to downsize, this property offers a versatile living space in a highly sought-after location. Early viewing is highly recommended to fully appreciate everything this home has to offer!



 **ABODE**  
SALES & LETTINGS



### Entrance Hallway

UPVC double glazed door leading in from the driveway, central heating radiator, stairs leading up to the first floor.

### Lounge

UPVC double glazed bay window to the front elevation, under stairs storage cupboard, electric feature fireplace with mantle and hearth, central heating radiator, coving, open to:-

### Dining Area

UPVC double glazed windows to the rear elevation and door leading into the conservatory, central heating radiator, coving.

### Kitchen

Modern base and eye level units with complimentary worktops, built in electric cooker with gas hob and extractor hood above. Space and plumbing for a washing machine and fridge freezer, UPVC double glazed window to the rear elevation, stainless steel sink with draining board. Kick board spot lights, under cabinet lighting and spot lighting to the ceiling, tiled flooring, back splash surround to the walls above the worktop.

### Conservatory

Under floor heating, insulated ceiling providing all year round usage, UPVC double glazed windows to both sides and the rear elevation and UPVC double glazed door leading out into the garden, spot lighting.

### Landing

UPVC double glazed window to the side elevation, loft access with pull down ladder, storage cupboard.



### Master Bedroom

UPVC double glazed window to the rear elevation with stunning countryside views, central heating radiator, built in wardrobes.

### Bedroom

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

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in over stairs storage cupboard.











## Bathroom

Modern white suite comprising;- bath with shower over and foldable glass shower screen, WC and wash hand basin with storage cupboard below. UPVC double glazed window to the rear elevation, central heating radiator, shower boards and partially tiled walls, extractor fan.

## Garage

Keystone rubber roofing, power and LED lighting, up and over door to the front and access through the back door to the garden, housing the combi boiler (fitted 2020), space for a fridge freezer.

## Shed/ Outhouse

Insulated to the floors, walls and ceiling, power and lighting, UPVC double glazed window to the front elevation, worktop and eye level storage units, keystone rubber roofing.

## Outside

To the front of the property the tarmacadam driveway provides off road parking for three vehicles, with access to the attached garage, feature downlights.

The rear garden provides the perfect entertaining space, with porcelain slab patio, a decked area providing stunning views over the surrounding countryside and pond with pergola and a feature border. Steps lead down to the shed which provides plenty of storage space.











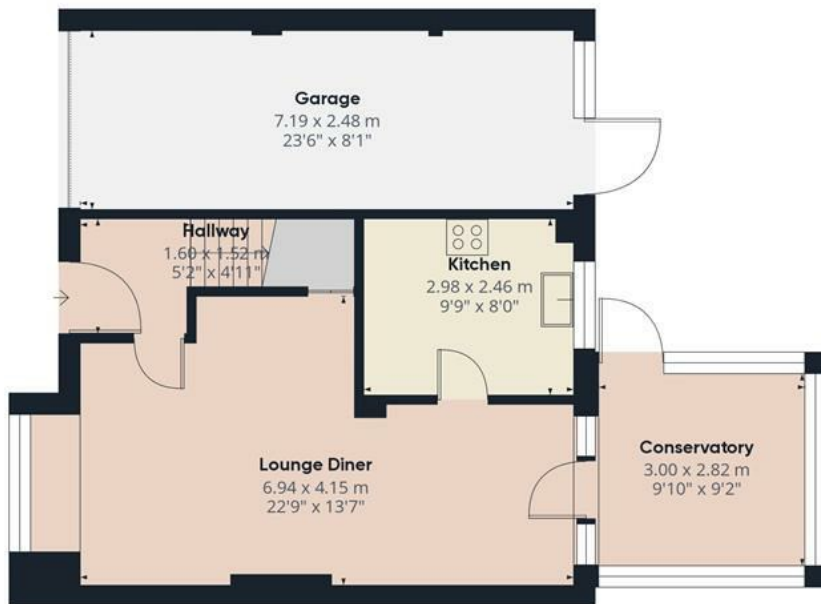




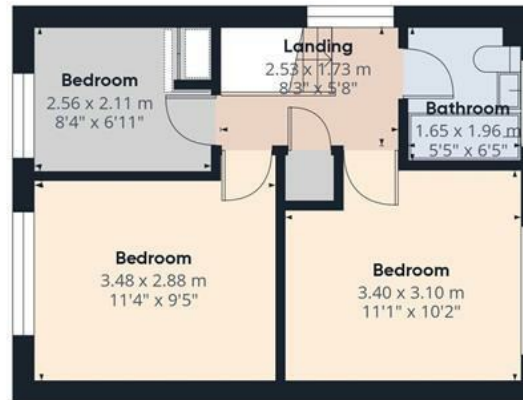




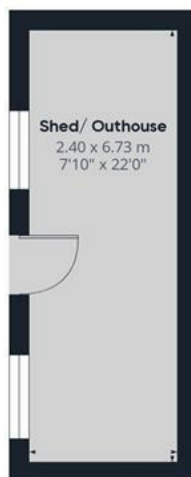




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>†</sup>**

112.6 m<sup>2</sup>

1212.03 ft<sup>2</sup>

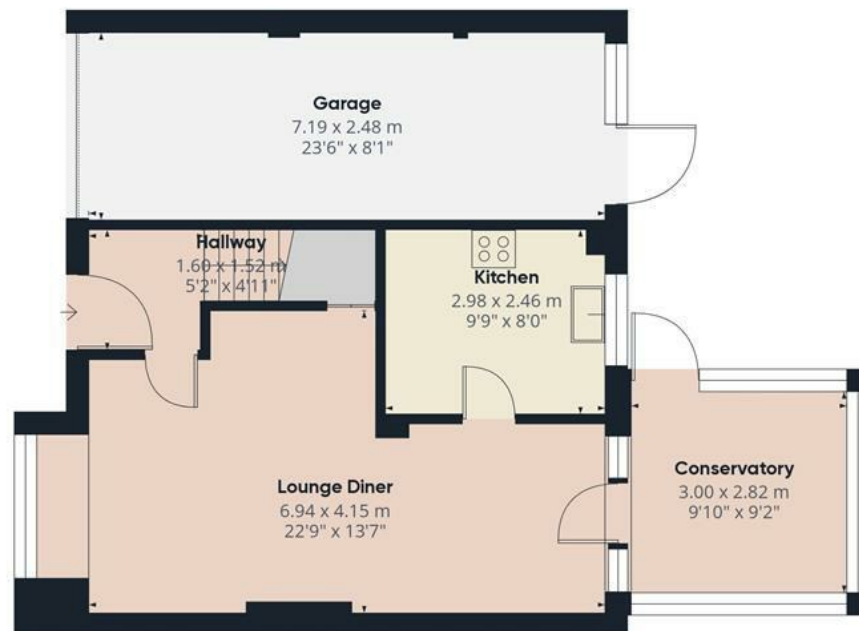
(1) Excluding balconies and terraces.

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 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.

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Floor 0 Building 1

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

96.49 m<sup>2</sup>  
1038.62 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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