







Abode are pleased to present this two/ three bedroom semi-detached home, offering versatile living space across two floors. With plenty of potential, this property provides the perfect opportunity for a prospective buyer to put their own stamp on it, with there also being the option to convert the garage to additional living space subject to relevant permissions. Ideally located at the end of a quiet cul-de-sac, the home enjoys an open outlook over the surrounding countryside to the side.

Conveniently situated within close proximity to Cheadle town centre, with its range of shops, schools, and amenities, this property also boasts off-road parking to the front, providing ample space for multiple vehicles, alongside access to the integral garage. To the rear, you'll find an enclosed garden, perfect for outdoor enjoyment.

In brief, the property comprises: an entrance hallway, a spacious living room, kitchen, second reception room/bedroom, and shower room on the ground floor, with two bedrooms to the first floor.

This property offers great potential for those looking to make it their own, and an early viewing is highly recommended to fully appreciate what's on offer.



  
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 SALES & LETTINGS



### Entrance Hallway

Tiled flooring, central heating radiator, storage cupboard, stairs leading up to the first floor.

### Living Room

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

### Kitchen

Base and eye level units with complimentary worktops, sunk with draining board, tiled flooring and walls. Space and plumbing for a cooker, washing machine and fridge freezer, UPVC double glazed window to the rear elevation and door leading out, shelving, glass display units and breakfast bar, panelled ceiling.

### Second Reception Room/ Bedroom

Two UPVC double glazed windows one to the side and the other to the rear, two central heating radiators, coving.

### Shower Room

White suite comprising;- corner shower, WC and wash hand basin with storage cupboards below and worktop. UPVC double glazed window to the side elevation, tiled flooring and tiled walls, central heating radiator, access to the under stairs storage cupboard.

### Landing

Eaves storage, UPVC double glazed window to the side elevation.



### Bedroom

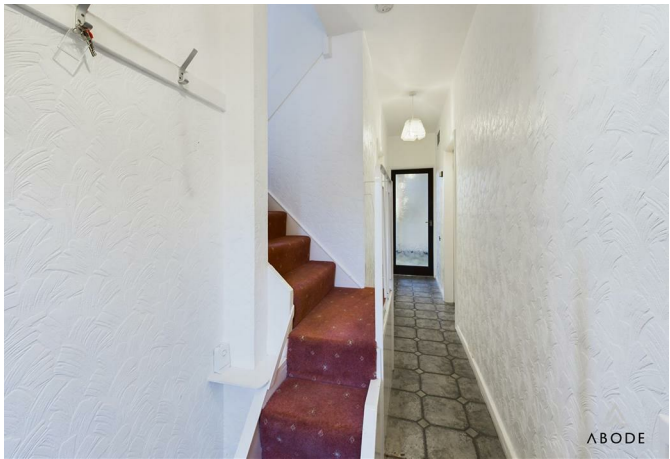
UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes leading into eaves storage and storage cupboards, additional eaves storage.

### Bedroom

UPVC double glazed window to the side elevation, central heating radiator, panelling, built in storage cupboards and shelving.









### Garage

Housing the boiler, with up and over door, shelving, power and lighting.

### Outside

Block paved driveway providing off road parking for several cars, front garden area with patio and borders. Access via the side garden to the rear, with the garden laid to patio featuring mature trees and borders.

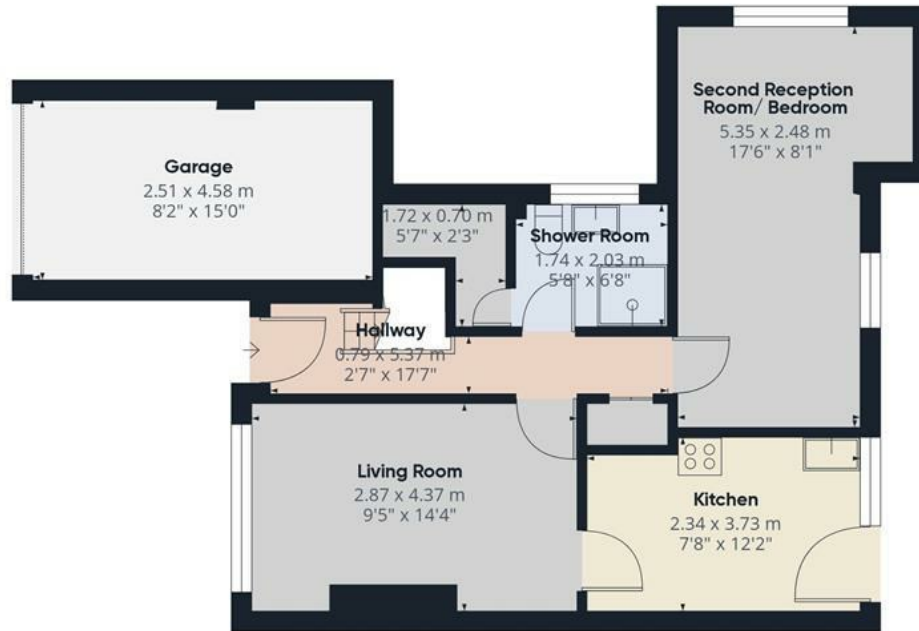












Floor 0



Floor 1



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

84.61 m<sup>2</sup>

910.74 ft<sup>2</sup>

**Reduced headroom**

5.82 m<sup>2</sup>

62.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

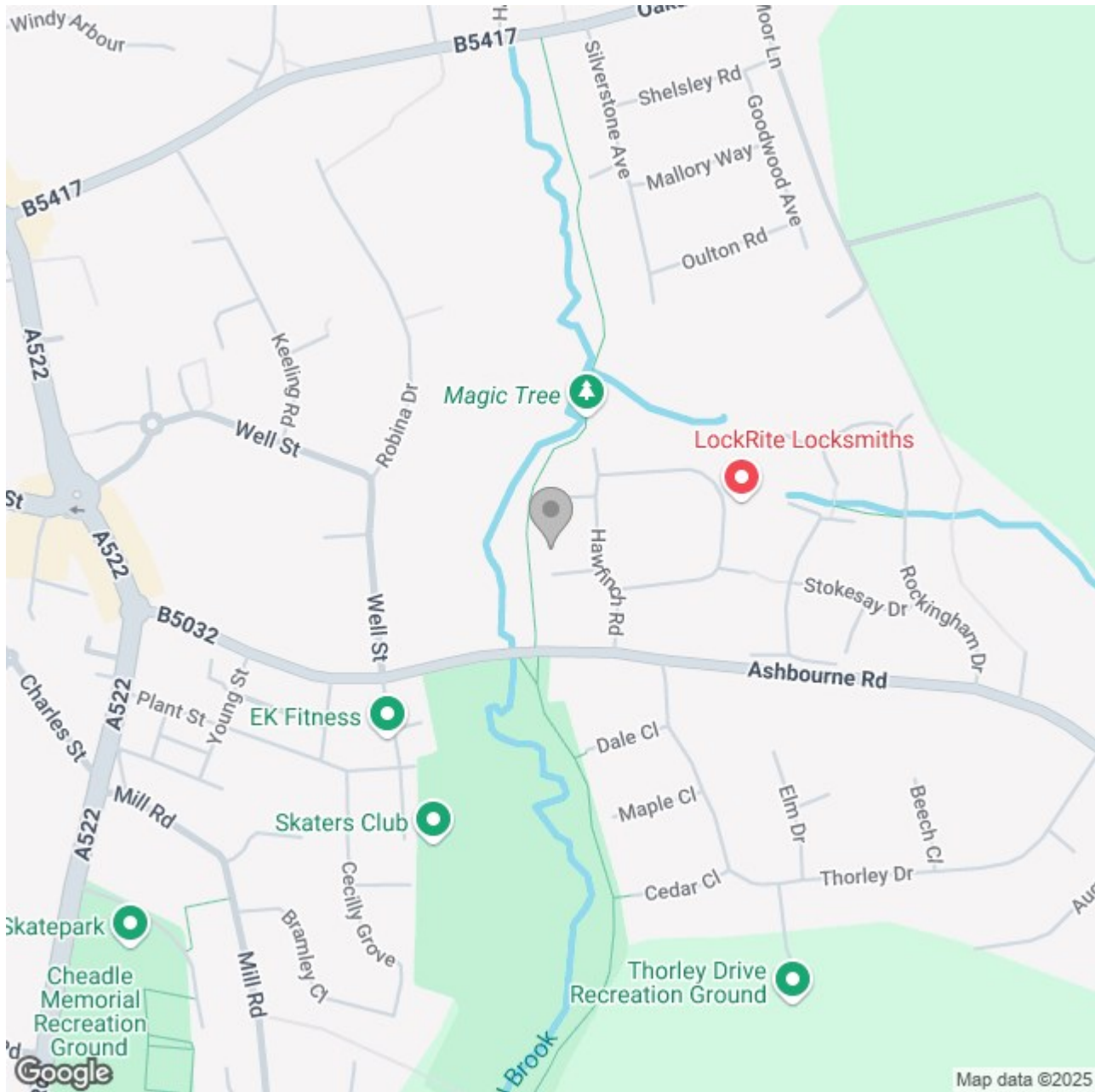
..... Below 1.5 m/5 ft

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>81</b>
(69-80) <b>C</b>	<b>64</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 