







Abode are pleased to present this beautifully maintained two-bedroom home, offering off-road parking for multiple vehicles. The current owners have made several improvements, with the property boasting a modern fitted kitchen, gas central heating, and UPVC double glazing throughout. Conveniently located within walking distance to Cheadle Town Centre, the property is close to shops, schools, and local amenities.

In brief, the accommodation comprises: an entrance hallway, living room, kitchen, rear hallway, and WC on the ground floor; two generously sized double bedrooms and a family bathroom on the first floor. The large enclosed rear garden provides ample space, with potential for an extension (subject to necessary permissions).

This property is an excellent opportunity for first-time buyers or buy-to-let investors. Early viewing is highly recommended to avoid disappointment.





### Entrance Hallway

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

### Living Room

UPVC double glazed bay window to the front elevation, built in seating area, central heating radiator, under stairs storage cupboard. Fireplace with beam mantle, tiled hearth and space for an electric fire or log burner (subject to fitting/ investigation by a perspective buyer).

### Kitchen

Modern base and eye level units with complimentary worktops, sink with draining board, built in cooker and grill and induction hob. Space and plumbing for a washing machine, dishwasher and fridge freezer, UPVC double glazed window to the rear elevation and UPVC double glazed patio doors leading out into the garden, space for a dining table and chairs.

### Rear Hallway

UPVC double glazed door leading out into the garden, access to the:-

### WC

White WC, Combi boiler, UPVC double glazed window to the rear elevation.

### Landing

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

### Master Bedroom

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



### Bedroom

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

### Shower Room

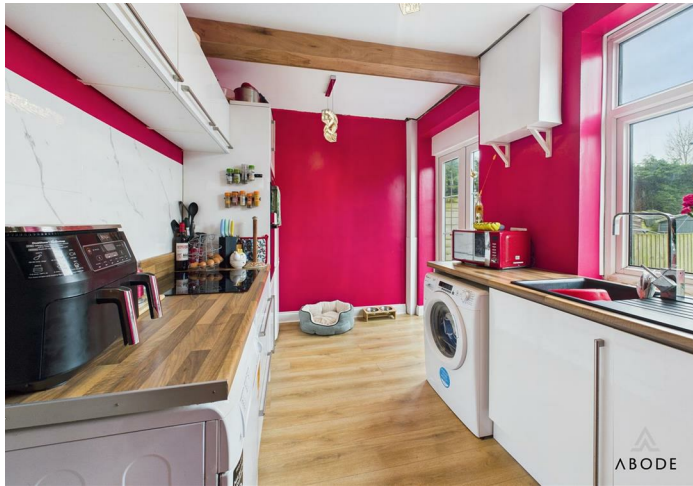
WC and wash hand basin with storage cupboard below, shower with glass screen. Airing cupboard, UPVC double glazed window to the rear elevation, towel rail, central heating radiator.

### Outside

To the front of the property there is off road parking









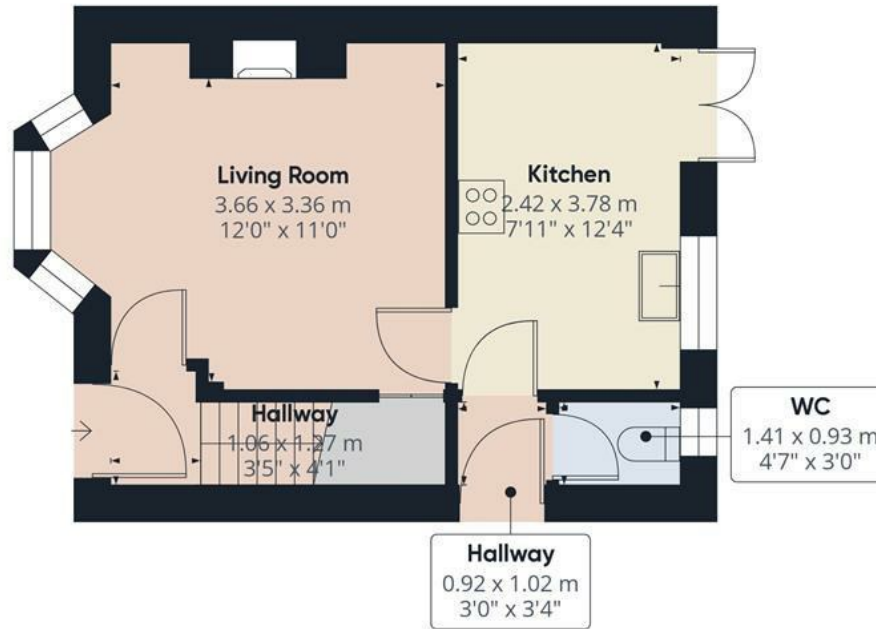


for numerous vehicles, feature front garden area plus access to the enclosed rear garden. To the rear of the property there is a patio area providing the ideal entertaining space, with the main garden being laid to lawn. Mature hedging to the end of the garden.









Floor 0



Floor 1

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

55.22 m<sup>2</sup>

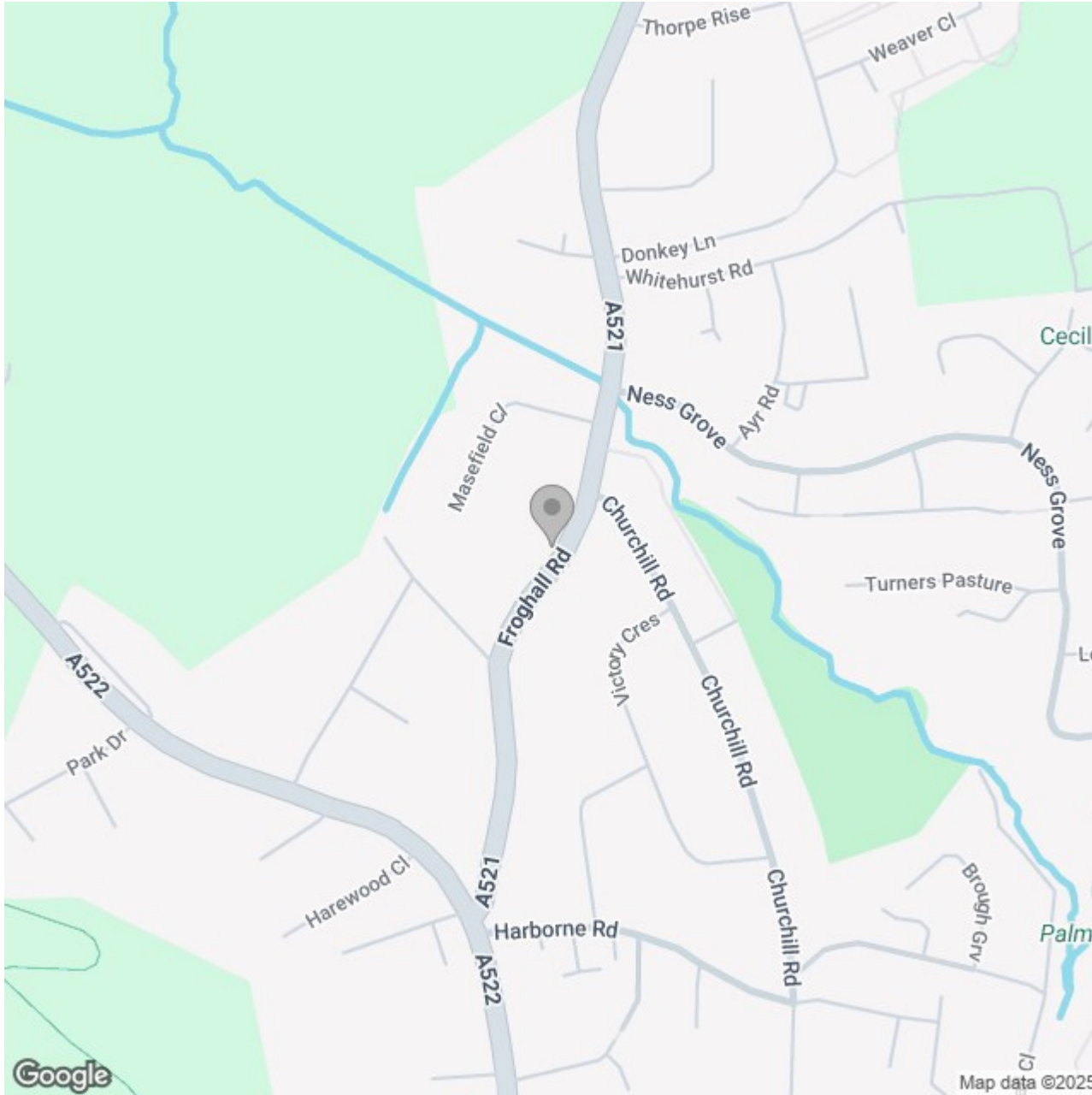
594.38 ft<sup>2</sup>

(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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 