





Abode are delighted to present this charming three-bedroom, semi-detached family home, ideally located in a peaceful, none estate setting. The property is well maintained throughout, offering generous outdoor space at the front, along with ample off-road parking. Situated just a short distance from Cheadle Town Centre, it provides easy access to local shops, well regarded schools, medical practices and amenities. The property is near to the Churnet Valley Railway and only a short drive from the Manifold valley cycle trail at Waterhouses. Whilst the property is situated in the popular market town of Cheadle, the property is only a short drive from the nearby towns of Leek and Ashbourne, and also Stoke on Trent and Derby, making this the ideal location for those looking to commute.

In brief, the property comprises an entrance porch, welcoming hallway, a spacious living room, and a kitchen diner on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. There is an outhouse which could be converted to a utility space/ WC, subject to relevant permissions.

This property is perfect for first-time buyers, or those looking to downsize. An early viewing is highly recommended!




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 SALES & LETTINGS

Entrance Porch

UPVC double glazed door leading in from the front with windows to the front and side elevations, door leading into the:-

Entrance Hallway

Under stairs storage cupboard, central heating radiator, stairs leading to the first floor.

Living Room

UPVC double glazed window to the rear elevation, central heating radiator, built in storage cupboards.

Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl ceramic sink with draining board, integral dishwasher and fridge freezer, built in cooker with induction hob and extractor hood above. Space and plumbing for a washing machine, tiled flooring and partially tiled walls, panelling, central heating radiator, UPVC double glazed window to the front elevation, UPVC double glazed door leading out into the garden, door leading into the outhouse, spot lighting, ample space for a dining table and chairs.

Landing

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

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, double shower cubicle, built in storage cupboard.

Bedroom

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



Bedroom

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

Bathroom

Modern suite comprising:- P shaped bath with waterfall shower over and handheld shower, glass shower screen, WC and wash hand basin with cupboards below. Tiled walls, UPVC double glazed windows to the side and rear elevations, storage cupboard, towel radiator, light up mirror.







Outhouse

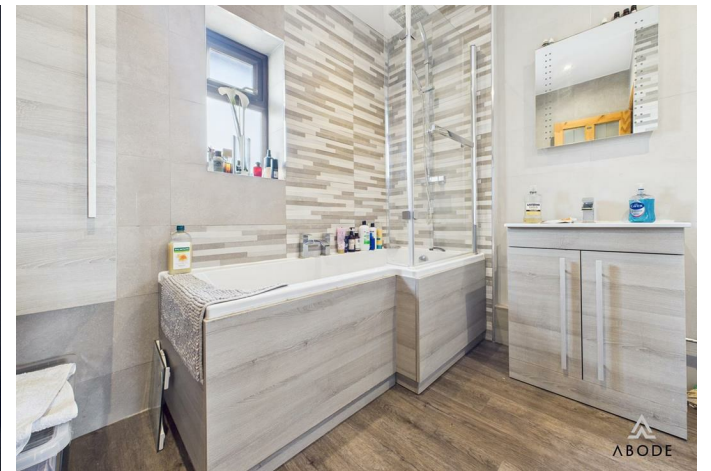
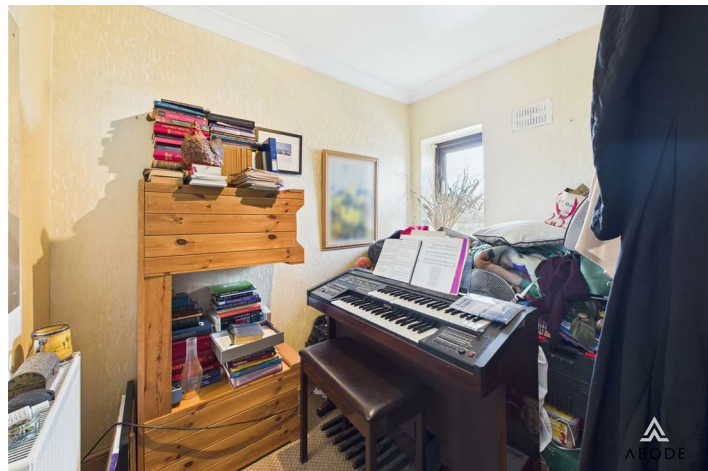
Door leading in from the rear garden, access into the kitchen.

Outside

To the front of the property there is ample off road parking for numerous cars, with gated access. Established borders with mature bushes and shrubs, electric car charging point.

The rear garden is accessed via a gate, and is also enclosed with a variety of bushes, shrubs and trees. A variety of sheds can also be found in the rear garden.



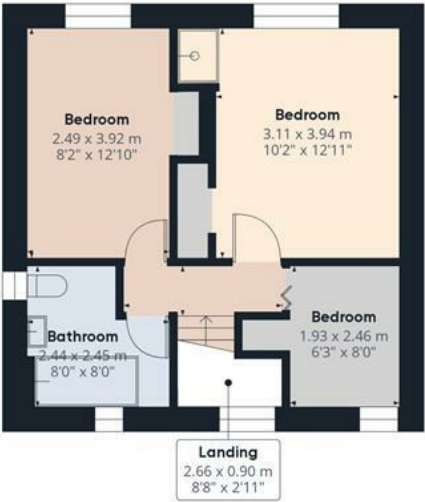








Floor 0



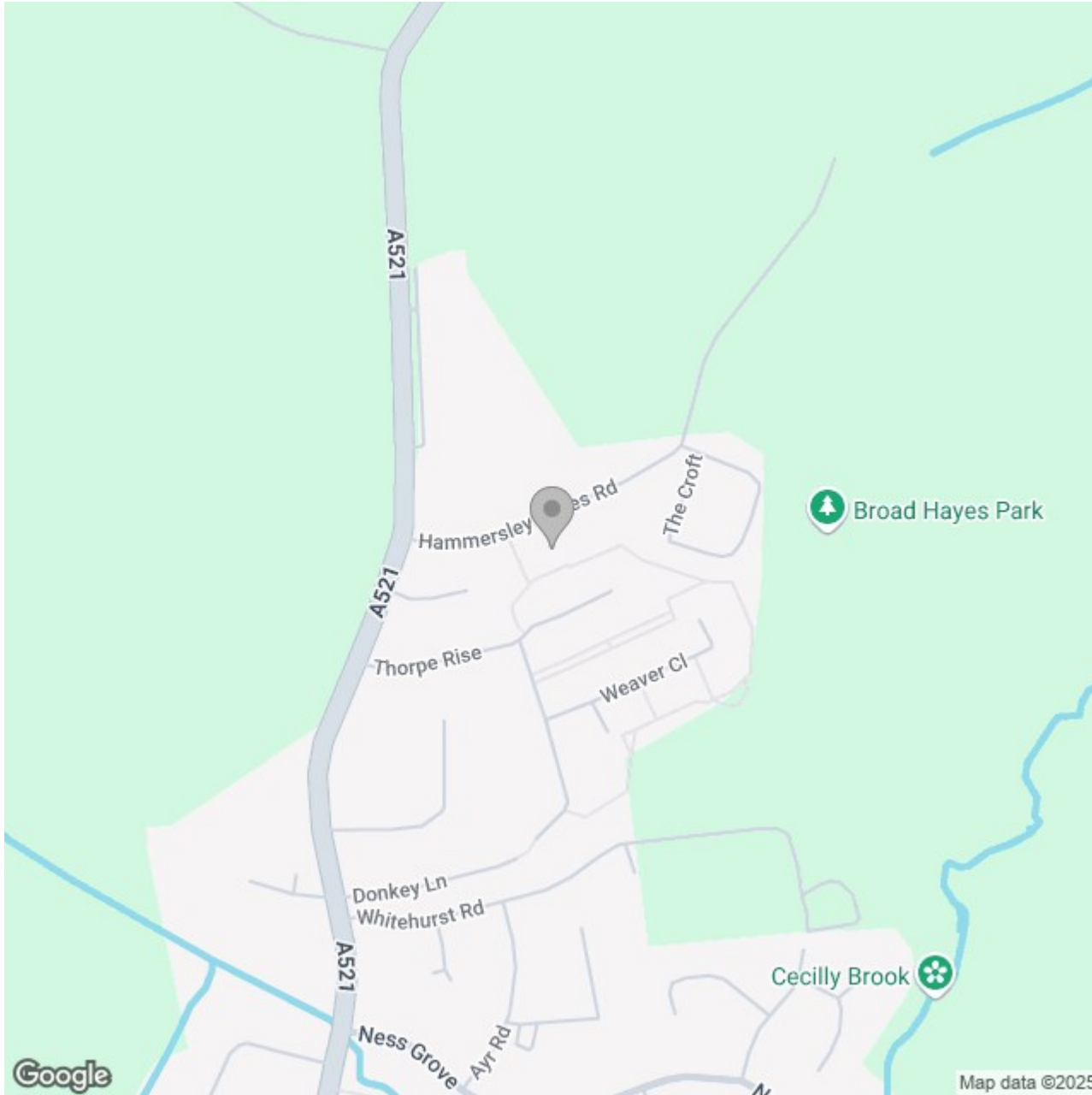
Floor 1

Approximate total area⁽¹⁾
83.15 m²
895.03 ft²

(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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 