



9 Augustus Way

Cheadle, Cheadle, ST10 1FS

This well-presented, modern home is located in a sought-after development on the edge of Cheadle, within close proximity to local shops, schools and amenities.

The property offers a welcoming entrance hall, guest cloakroom, spacious lounge, and a versatile family/dining room. The stylish, fully-fitted dining kitchen comes with built-in appliances. Upstairs, you'll find four good-sized bedrooms, including a master suite with en-suite facilities, along with a family bathroom. The property also benefits from front and rear gardens, a driveway, and a single garage.

Internal viewing is highly recommended.

£290,000

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- MODERN DETACHED PROPERTY
- HALL
- CLOAKROOM
- LOUNGE
- FAMILY ROOM/DINING ROOM
- FITTED DINING KITCHEN
- FOUR BEDROOMS
- EN SUITE & BATHROOM
- GARDEN
- DRIVE & GARAGE

ENTRANCE HALL

CLOAKROOM

LOUNGE

15'8 x 11'0 (4.78m x 3.35m)

FAMILY ROOM/DINING ROOM

9'6 x 8'8 (2.90m x 2.64m)

FITTED KITCHEN

13'10 x 9'8 (4.22m x 2.95m)

FIRST FLOOR LANDING

BEDROOM 1

12'2 x 11'0 (3.71m x 3.35m)

EN SUITE

BEDROOM 2

12'2 x 11'8 (3.71m x 3.56m)

BEDROOM 3

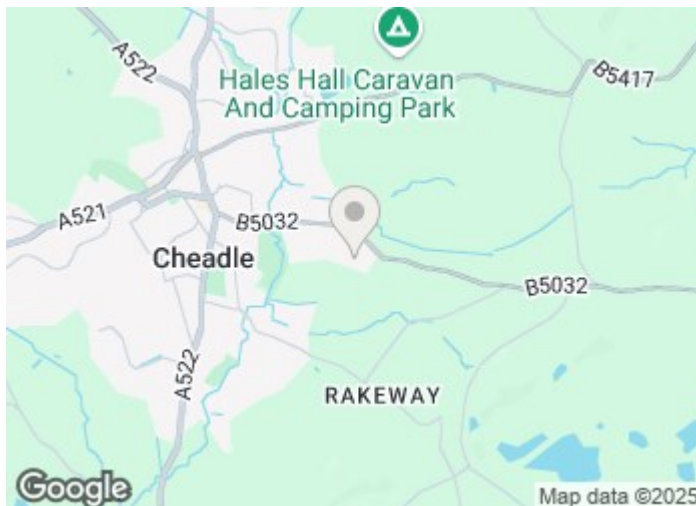
13'10 x 9' (4.22m x 2.74m)

BEDROOM 4

9'1 x 7'5 (2.77m x 2.26m)

BATHROOM

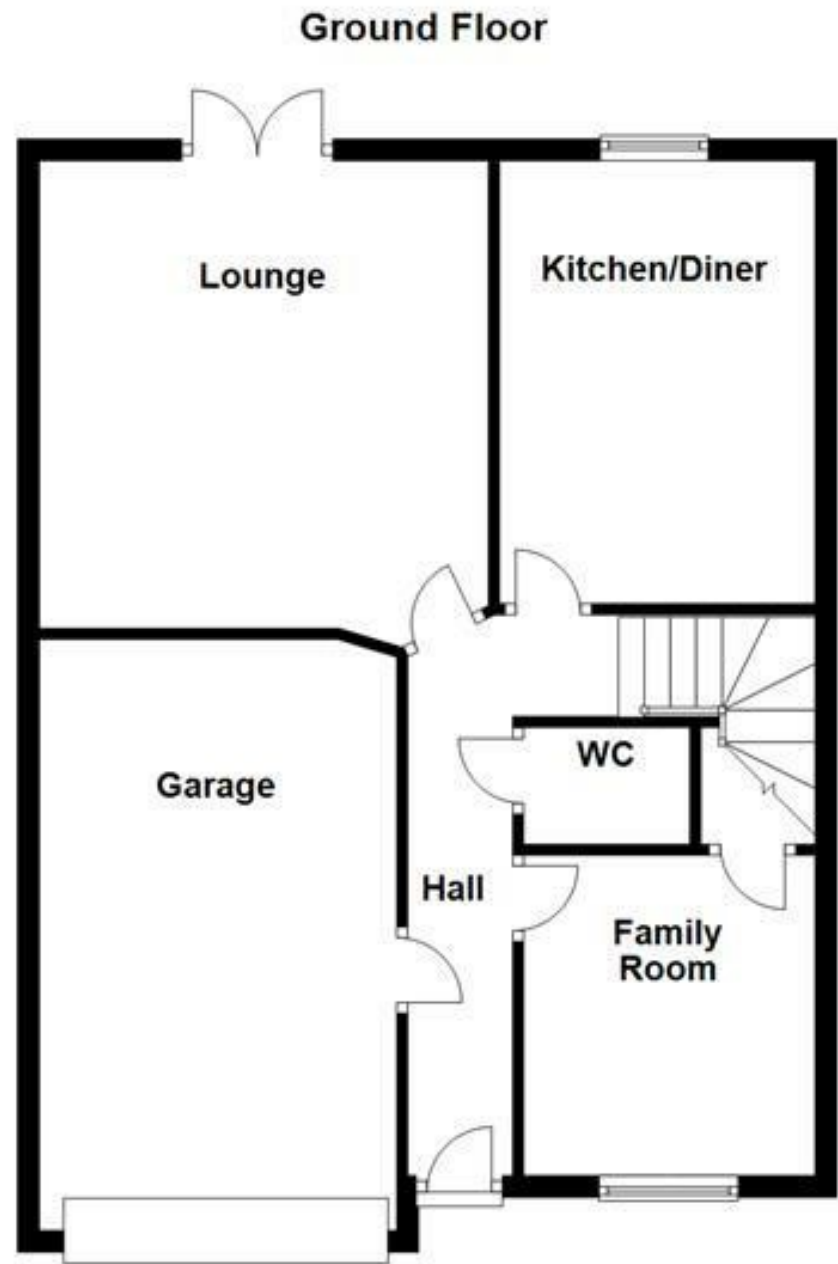
OUTSIDE



[Directions](#)



Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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