





Positioned in an exceptionally private and secure location behind the fire station in Cheadle, this unique semi-detached home offers peace, space, and practicality. Accessed via a private driveway from Ashbourne Road, the property forms one of a distinctive pair of homes and benefits from a tandem driveway and single garage to the left elevation. Available for sale with no upward chain.

The beautifully landscaped gardens have been thoughtfully maintained, featuring mature trees, decorative plants, well-defined borders, and ambient lighting—ideal for keen gardeners. A detached timber-framed outbuilding offers excellent potential for hobbies, crafts, or home working. The spaciouly sized side elevation of the home allows for any potential buyer to extend further (subject to obtaining necessary planning permissions). The property also benefits from x8 (owned) solar panels to ease energy bills.

Inside, the property offers spacious and well-planned accommodation. The ground floor includes an enclosed entry porch, modern fitted kitchen, dining room, side porch, generous lounge with sliding doors to the garden, rear hallway with under-stairs storage, and a cloakroom/WC. Upstairs, there are three well-proportioned bedrooms, two with fitted wardrobes, and a contemporary family bathroom, all accessed via a bright landing with loft access and additional storage.

Viewing by appointment only.



ABODE
SALES & LETTINGS

Entry Porch

A practical and enclosed entrance space accessed via twin UPVC double glazed doors to the front elevation. The porch offers space for freestanding and under-counter white goods, and includes a UPVC double glazed window to the side elevation, fitted coat hooks, and an internal door leading into the kitchen.

Kitchen

A well-appointed kitchen with a UPVC double glazed window to the front elevation. The space is fitted with a range of matching base and eye-level units and drawers, complete with granite-effect drop-edge work surfaces. Integrated appliances include a composite sink and drainer with mixer tap, double ovens, dishwasher, four-ring gas hob with extractor fan, oven with grill, fridge, and freezer. There is also plumbing for additional freestanding under-counter white goods. Further features include the electrical consumer unit, and ceiling spotlighting. An internal door leads through to the dining room.

Dining Room

A versatile and well-sized reception room ideal for family dining or entertaining. Easily accessible from both the kitchen and rear hallway. Internal door to the left elevation leads to:

Side Porch

A light-filled and versatile side porch accessed via a UPVC double glazed frosted door to the front elevation. The space features four UPVC double glazed windows across the rear and side elevations, providing excellent natural light. Finished with laminate panelled flooring throughout and housing the electric meter.



Rear Hallway

A welcoming rear hallway accessed via a UPVC double glazed frosted rear entry door. The space features a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, central heating radiator, master telephone socket, smoke alarm, and thermostat. Internal doors provide access to the ground floor living areas.







Lounge

A spacious and inviting living area with UPVC double glazed sliding doors opening onto the rear patio, allowing for an abundance of natural light. The room is centred around a gas fireplace with a stone surround, mantle, and tiled hearth. Additional features include two TV aerial points and elegant wall lighting.

Cloakroom/W.C.

Conveniently located off the hallway, the cloakroom comprises a UPVC double glazed frosted window to the rear elevation, a low-level WC, and a wash hand basin with base-level storage. Finished with complementary wall tiling and fitted coat hooks.

Landing

A bright and spacious landing area featuring a UPVC double glazed window to the rear elevation, smoke alarm, and access to the loft space via a fitted loft hatch. There is also a useful over-stairs storage cupboard, and internal doors provide access to all first-floor rooms.

Bedroom One

A generously sized double bedroom with a UPVC double glazed window to the front elevation. The room benefits from a central heating radiator and an extensive range of built-in wardrobes offering ample storage with hanging rails and shelving. A wardrobe also houses the central heating gas boiler.

Bedroom Two

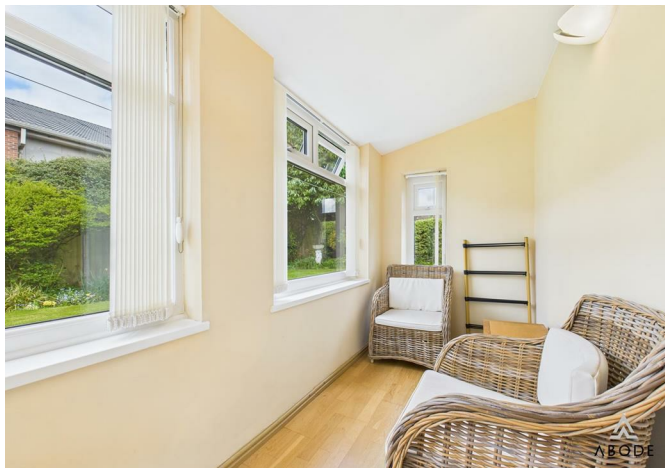
A second well-proportioned double bedroom with a UPVC double glazed window to the front elevation. Features include a central heating radiator, TV aerial point, and a set of built-in wardrobes with sliding doors, offering hanging space and shelving.

Bedroom Three

A double bedroom with a UPVC double glazed window overlooking the rear elevation. The room includes a central heating radiator and offers potential for use as a nursery, study, or dressing room.

Family Bathroom

A family bathroom fitted with a UPVC double glazed frosted window to the side elevation. The suite comprises a low-level WC with continental flush, a pedestal wash basin with mixer tap, and a P-shaped bath with electric shower over. Complementary wall tiling and a chrome heated towel radiator complete the space.

















Approximate total area[®]

118.09 m²

1271.11 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 are based on RICS IPMS 3C standard.

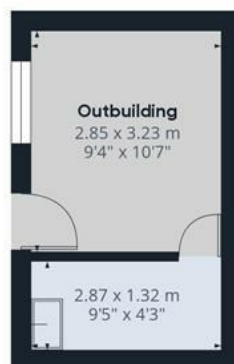
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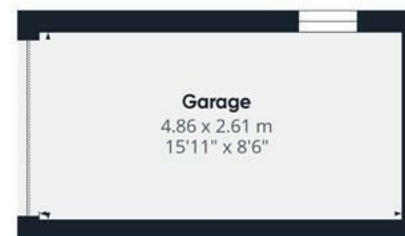
Floor 0 Building 1



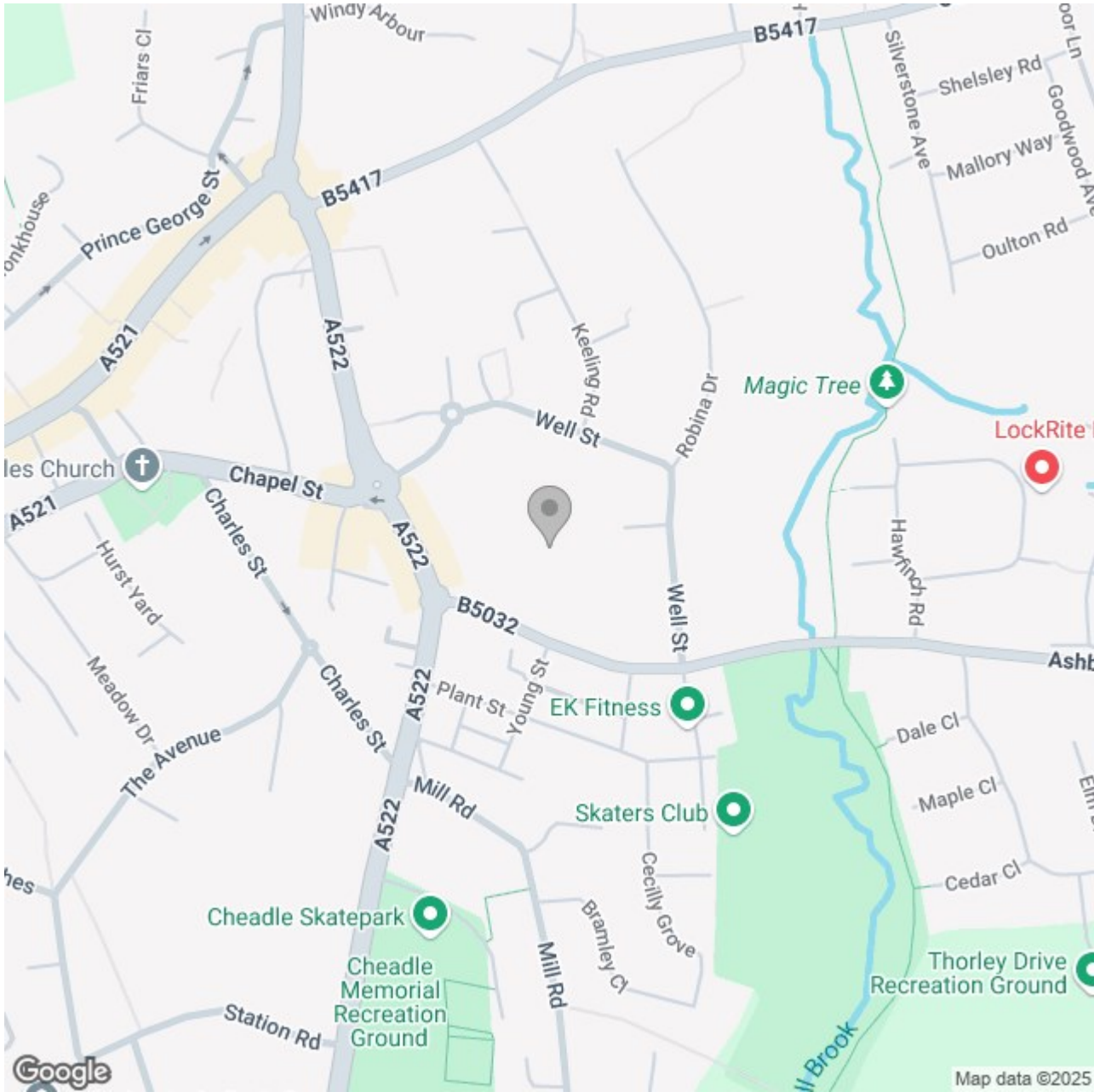
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



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