





Abode are delighted to present for sale this well-proportioned three-bedroom mid-terraced home, ideally located just a short distance from Cheadle Town Centre, offering easy access to a wide range of shops, schools, and local amenities.

Enjoying picturesque countryside views to the front, this property presents a fantastic opportunity for first-time buyers or buy-to-let investors. Offering generous living space throughout, the accommodation briefly comprises: an entrance hallway, WC/utility room, a spacious kitchen, and an open-plan lounge/diner. To the first floor are three well-sized bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, providing excellent outdoor space.

Early viewing is highly recommended to fully appreciate the potential this home has to offer.



Entrance Hallway

UPVC double glazed door leading in from the front, stairs leading up to the first floor, storage cupboards.

WC/ Utility

WC, space and plumbing for a washing machine, UPVC double glazed window to the front elevation, access to the storage cupboard.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, electric cooker with gas hob and extractor hood above. Breakfast bar, central heating radiator, space and plumbing for a fridge freezer, UPVC double glazed window to the rear elevation and door leading out into the garden, partially tiled walls, wine rack.

Lounge Diner

Two UPVC double glazed windows to the front and rear elevations, two central heating radiators, gas feature fireplace.

Landing

Two storage cupboards, loft access.

Bedroom

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

Bedroom

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

Bedroom

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



Bathroom

White suite comprising;- Corner bath with handheld shower, WC, wash hand basin and corner shower cubicle. Tiled walls, central heating radiator, UPVC double glazed window to the front elevation.

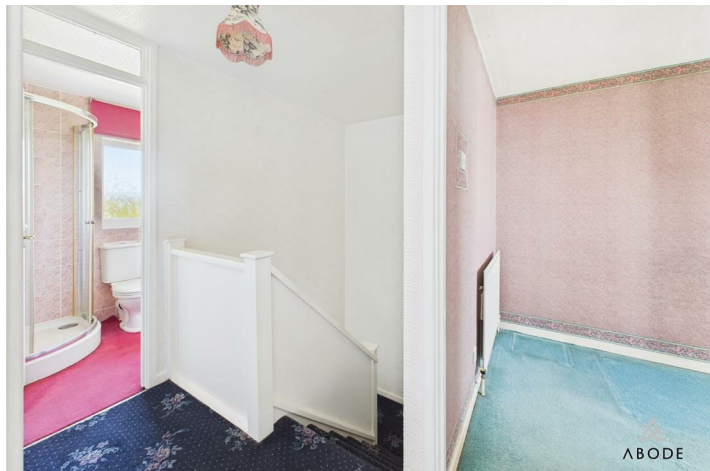
Outside

To the front of the property there is gated access to the garden laid to lawn, and the front door. To the rear the garden is enclosed and mainly laid to lawn, with a path leading to the property. The rear garden comprises of mature trees and bushes.





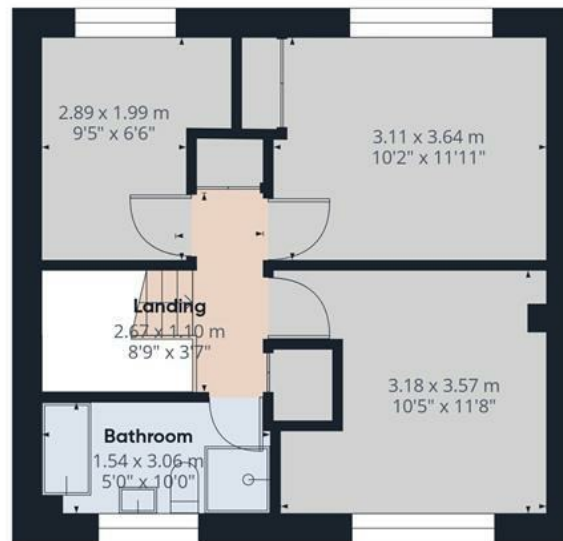








Floor 0



Floor 1



Approximate total area⁽¹⁾

79.6 m²
857 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

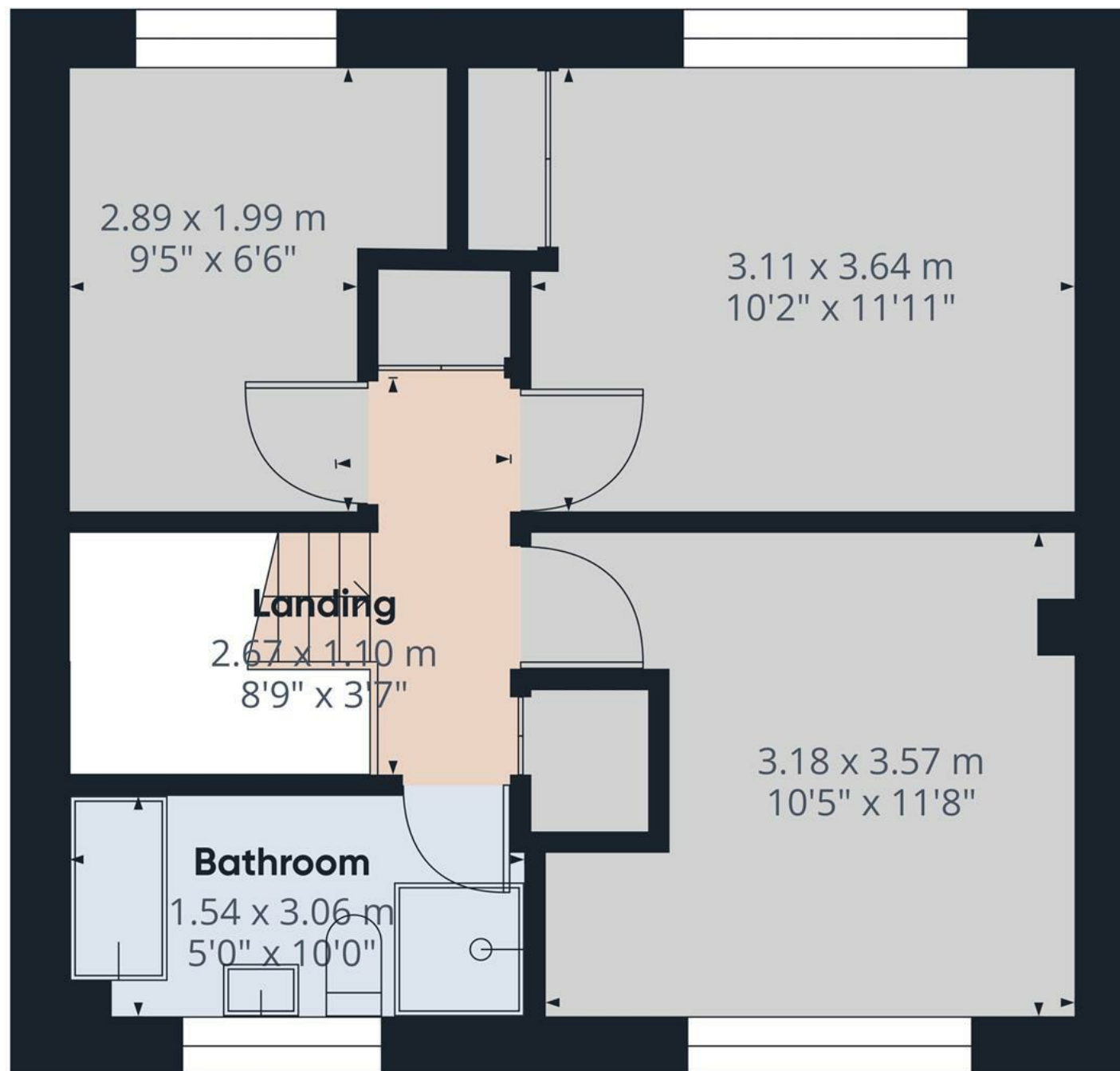
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

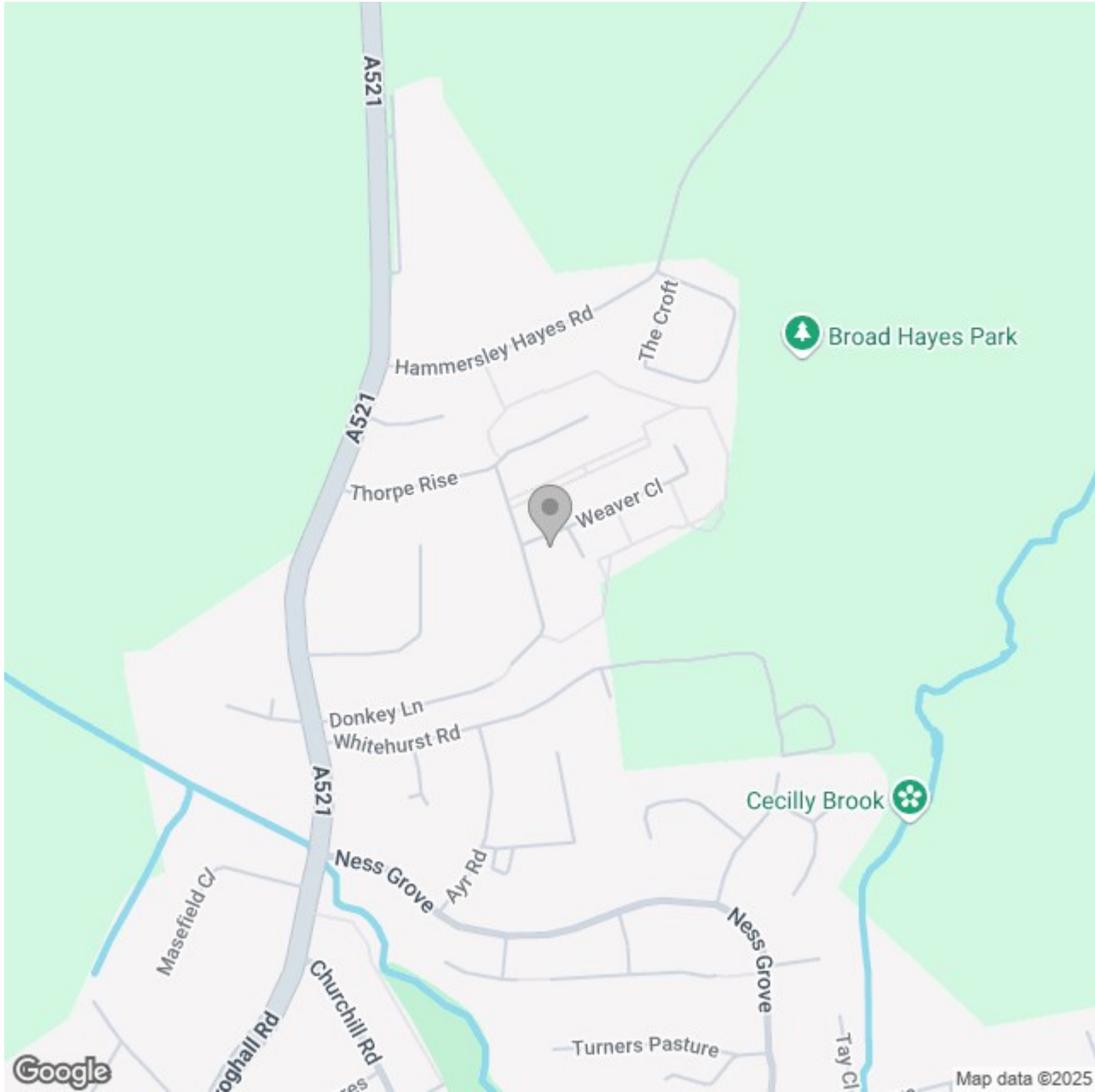
37.8 m²
408 ft²

(1) Excluding balconies and terraces

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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