





Abode are delighted to present this beautifully maintained semi-detached home, ideally located within walking distance of Cheadle town centre and its excellent range of shops, schools, and local amenities.

This attractive property offers generous off-road parking and a neatly kept front lawn, while to the rear, you'll find a spacious and enclosed garden — perfect for outdoor relaxation or entertaining.

Internally, the home has been lovingly cared for by the current owners and offers a well-proportioned layout comprising: an inviting entrance hallway, a kitchen, and a bright and airy lounge-diner on the ground floor. Upstairs, there are two comfortable bedrooms and a family bathroom.

Perfect for first-time buyers, downsizers, or buy-to-let investors, this home combines convenience and comfort. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.




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 SALES & LETTINGS

Entrance Hallway

UPVC door leading in from the front, central heating radiator.

Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integral cooker with gas hob and extractor hood above. Space and plumbing for a washing machine and fridge freezer, UPVC double glazed window to the front elevation, tiled flooring and partially tiled walls, central heating radiator.

Lounge Diner

UPVC double glazed patio doors leading out into the garden, central heating radiator, stairs leading to the first floor, feature fireplace with electric fire.

Landing

Loft access, stairs leading to the ground floor.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator, over stairs storage cupboard.

Bedroom

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

Bathroom

Modern white suite comprising;- WC, bath and wash hand basin with tiled splash back and storage cupboard below. Central heating radiator, UPVC double glazed window to the rear elevation, towel rail and partially tiled walls.

Outside

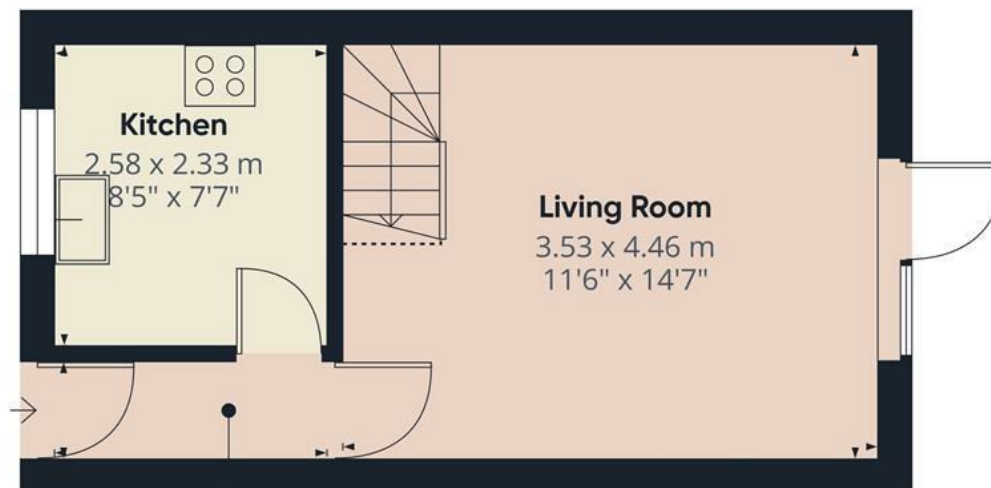


To the front of the property is a lawned garden, plus off road parking for numerous vehicles. The rear garden can be approached via gated entry from the driveway, and is fully enclosed. The garden features both lawned and patio areas, with a variety of sheds providing ample storage and the option to connect power and lighting. The patio areas offer ideal entertaining spaces, with borders and mature shrubs and trees.



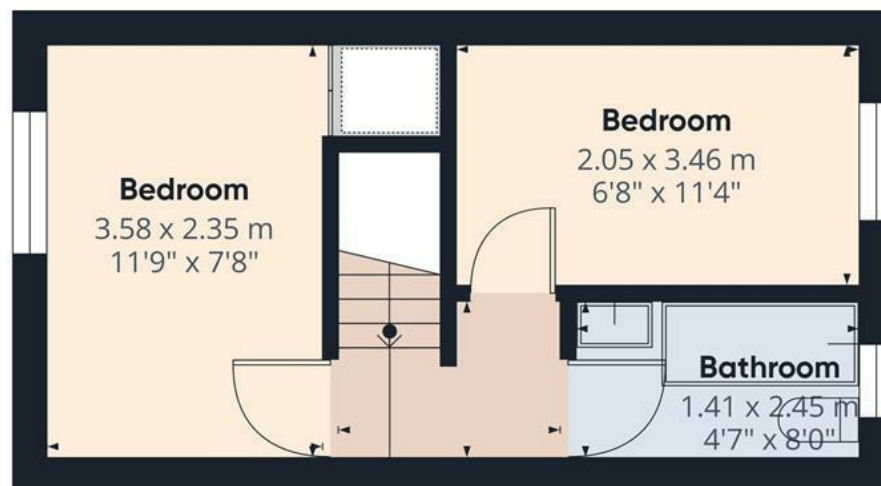






Hallway
0.92 x 2.35 m
3'0" x 7'8"

Floor 0



Landing
1.41 x 1.90 m
4'7" x 6'2"

Floor 1

Approximate total area⁽¹⁾

45.4 m²

489 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

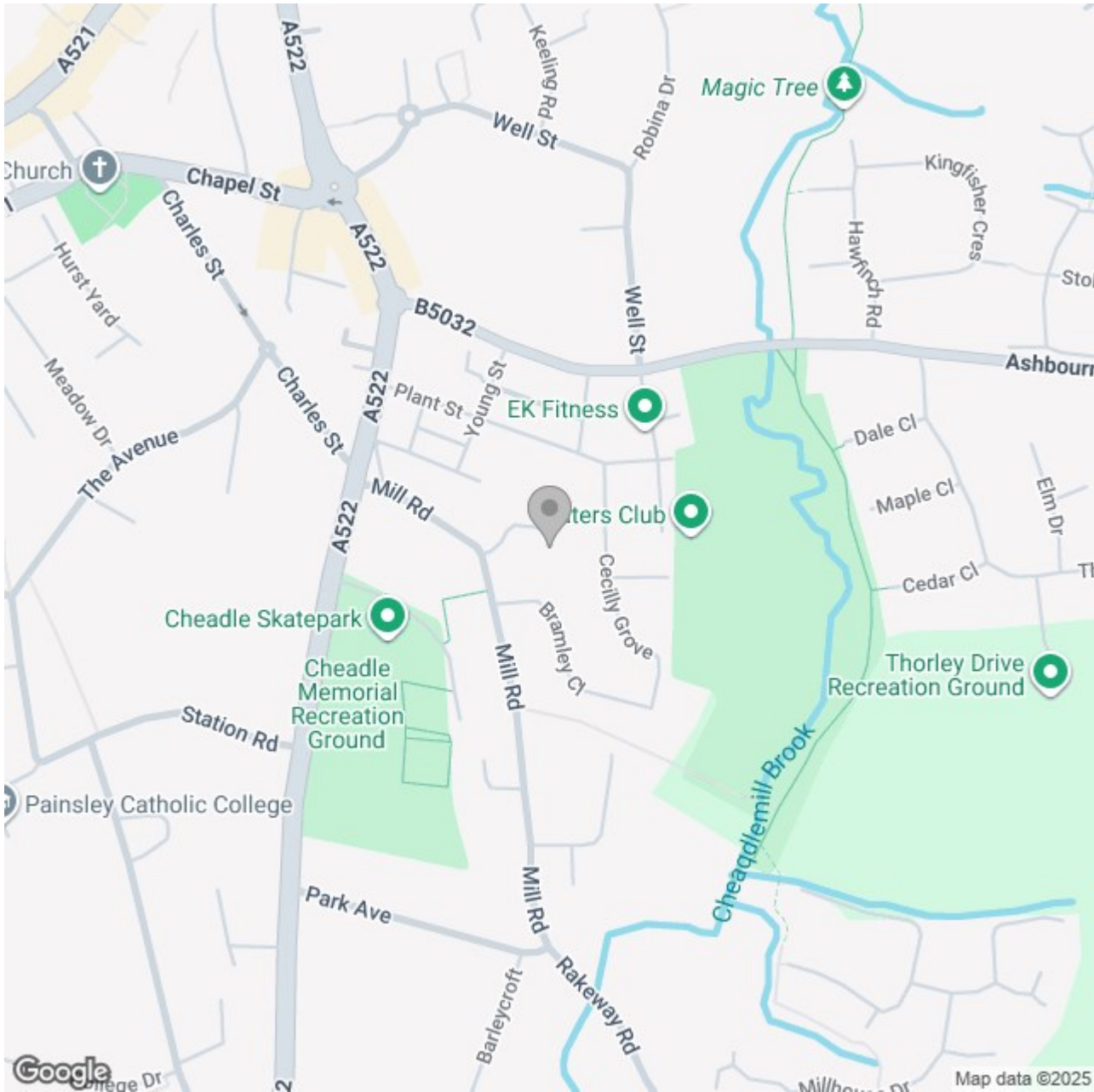
Reduced headroom

..... 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 	