







Abode are delighted to present for sale this immaculate, modern three-bedroom detached home, offering superb upgrades and ready to move straight into.

The property benefits from off-road parking for two vehicles and a garage, and has been thoughtfully enhanced by the current owner with quality features including bespoke shutters, stylish flooring, fitted wardrobes to two of the bedrooms and upgraded kitchen and bathrooms.

Ideally located on the outskirts of Cheadle, the home provides convenient access to the Towns excellent selection of shops, schools, and local amenities, whilst being tucked away in a quiet cul-de-sac, perfect for those seeking both comfort and tranquillity.

Externally, the home enjoys an enclosed garden, while internally it offers generous living accommodation, gas central heating, and UPVC double glazing.

The well-appointed accommodation comprises: a welcoming entrance hallway, spacious living room, stylish kitchen diner, separate utility room, and ground floor WC. To the first floor, there are three bedrooms, including a stunning master bedroom with ensuite, and a modern family bathroom.

This beautifully presented property is ideal for a wide range of buyers, from professionals to families, and offers a true move-in ready opportunity.

An early viewing is highly recommended to fully appreciate this exceptional home.



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

Composite door leading in from the front, stairs leading to the first floor, central heating radiator.

### Kitchen Diner

Modern base and eye level units with complimentary quartz worktops, inset one and a half bowl sink, integrated cooker and grill with gas hob and extractor hood above. Built in dishwasher, space and plumbing for a fridge freezer, under counter lighting, spot lighting, windows to the front and side elevations fitted with shutters, two central heating radiators, breakfast bar, pantry and space for a dining table and chairs.

### Utility Room

Base and eye level units with complimentary quartz worktops, space and plumbing for a washing machine and tumble dryer, central heating radiator and composite door leading outside.

### WC

WC and wash hand basin, central heating radiator.

### Living Room

UPVC double glazed window to the front elevation with fitted shutter, UPVC double glazed patio doors leading out into the garden with fitted blinds, central heating radiator.

### Landing

UPVC double glazed window to the rear elevation with shutter, central heating radiator, loft access, storage cupboard.

### Master Bedroom

Two sets of fitted wardrobes, UPVC double glazed windows to the front and side elevations with shutters, central heating radiator.

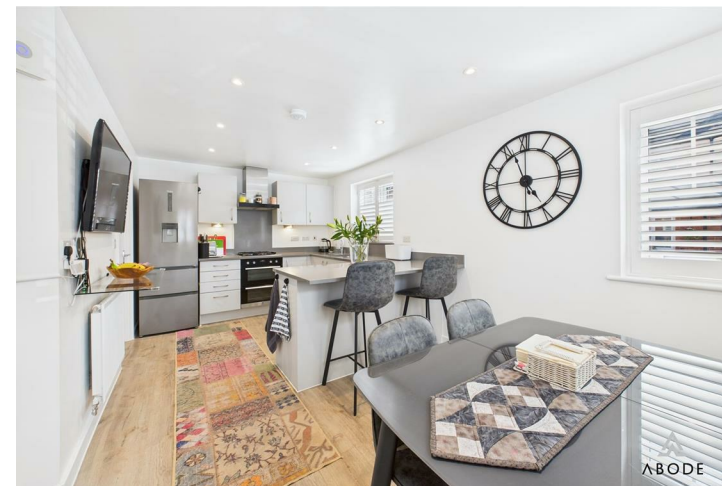


### Ensuite

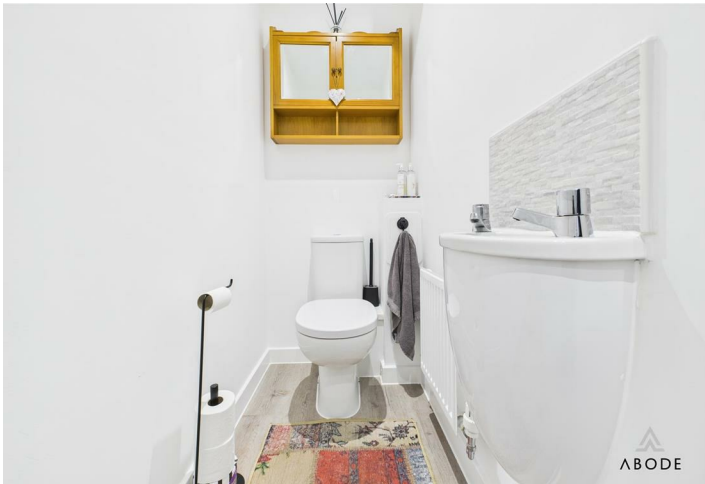
Modern suite comprising;- Double shower cubicle with waterfall shower head, WC and wash hand basin, UPVC double glazed window to the front elevation with shutter, central heating radiator, light up anti fog mirror, tiling to the walls.

### Bedroom

UPVC double glazed windows to the front and side elevations with shutters, central heating radiator and fitted wardrobes.









### Bedroom

UPVC double glazed window to the side elevation with shutter, central heating radiator.

### Bathroom

Modern suite comprising;- Bath, WC and wash hand basin. Partially tiled walls, UPVC double glazed window to the front elevation with shutter, towel radiator.

### Garage

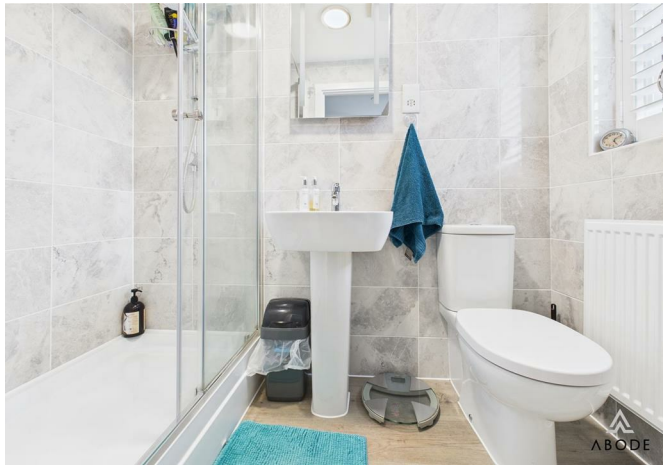
Up and over door to the front, power and lighting, UPVC door leading into the garage from the garden.

### Outside

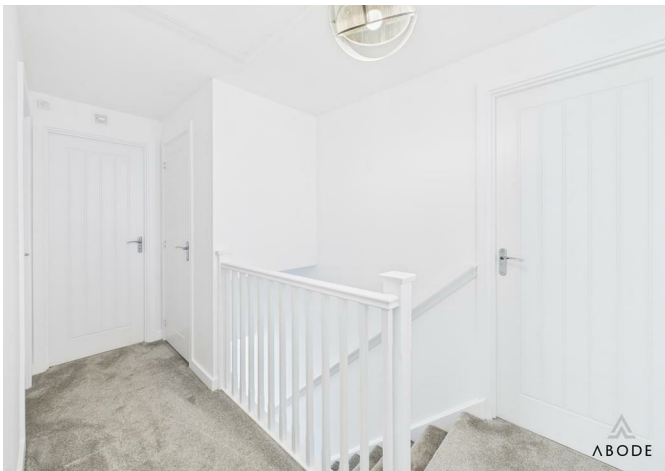
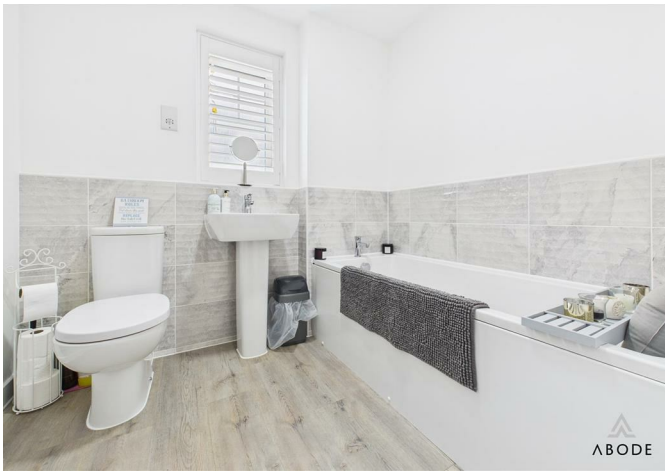
The property boasts a smart and low-maintenance exterior, with a generous block-paved driveway providing ample off-road parking in front of the garage. The frontage is attractively landscaped with decorative gravel, providing a further parking space if required.

To the rear, the garden has been thoughtfully designed for ease of upkeep and year round enjoyment, featuring a charming gravel pathway bordered by established plants. The space also includes a paved patio area to the side, ideal for morning coffee or entertaining guests. The garden is fully enclosed with painted fencing, gated access to the front and outside water tap.

This is a fantastic outdoor space for those seeking a stylish yet manageable garden that can be enjoyed with minimal effort.



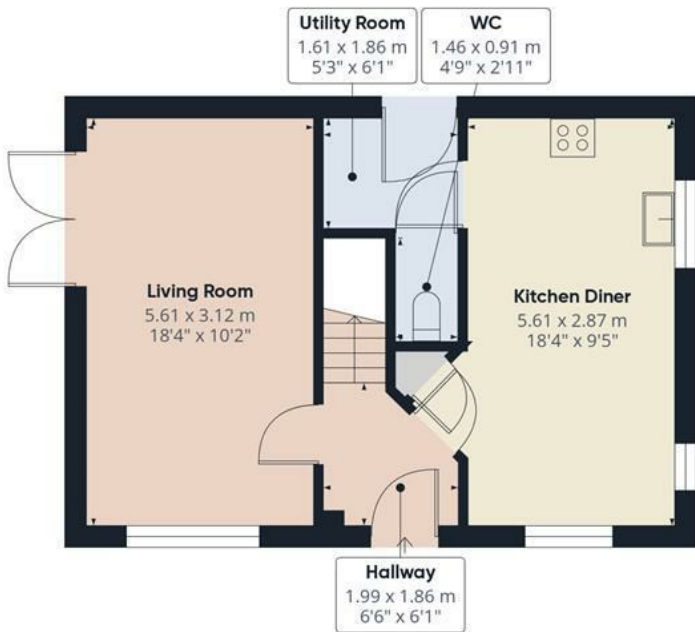




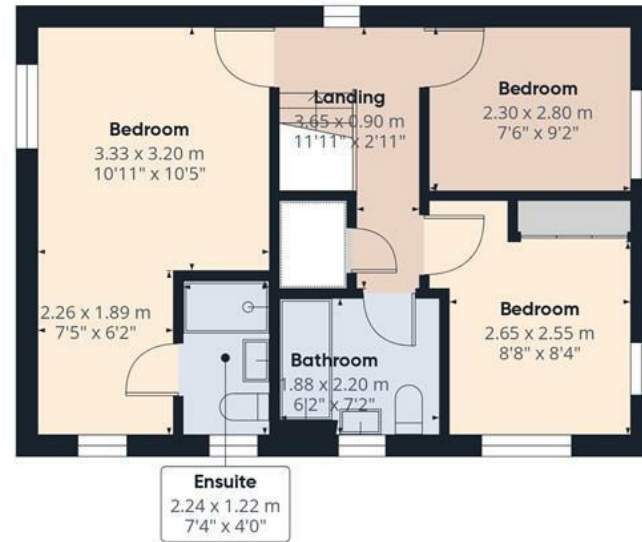








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>(1)</sup>**

101.3 m<sup>2</sup>

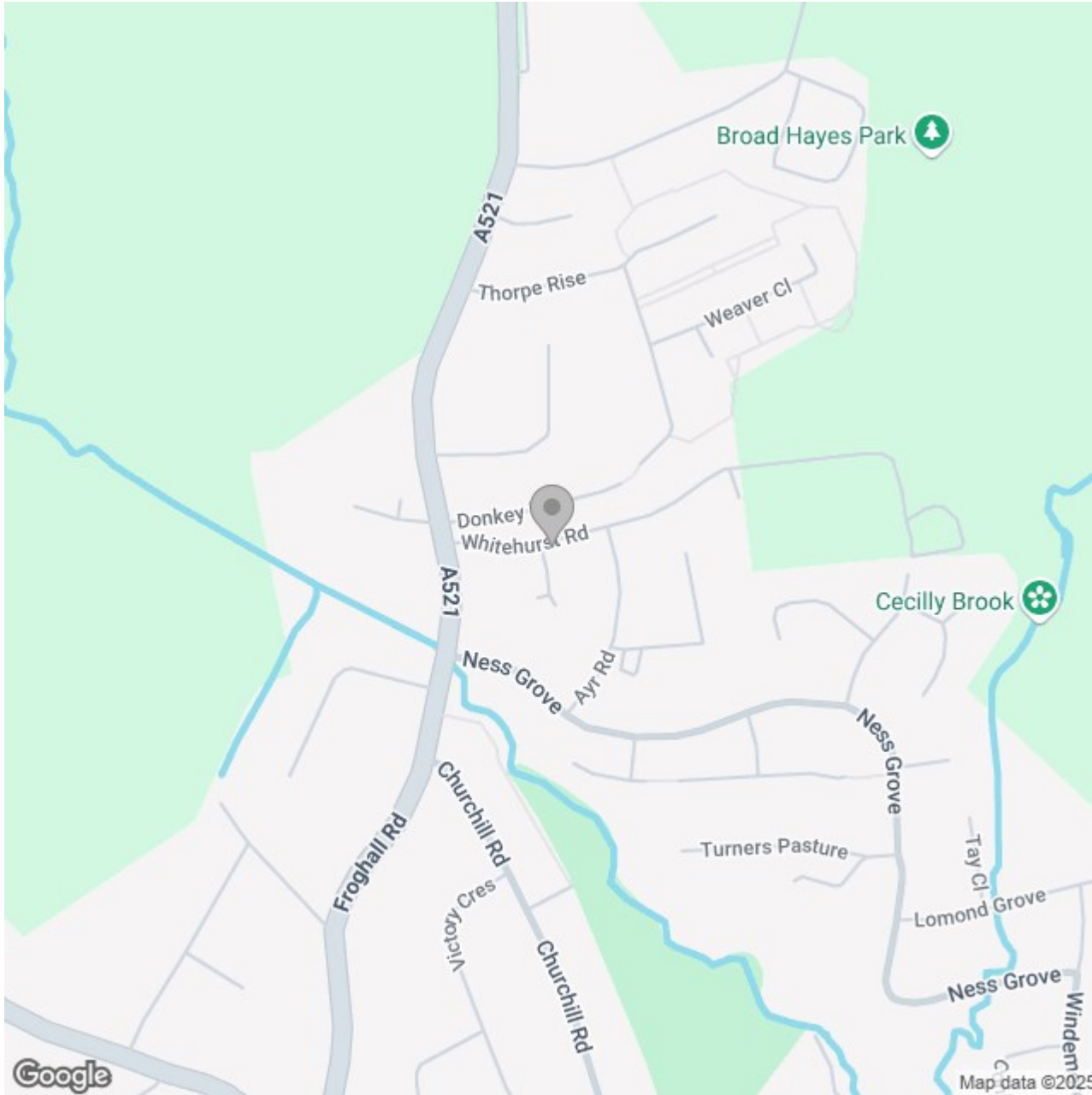
1091 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>94</b> |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |