





Abode are delighted to offer for sale this deceptively spacious detached bungalow, occupying a generous plot with a large enclosed rear garden, off-road parking, and a garage. Set in a highly sought-after location, the property is conveniently positioned within walking distance of Cheadle Town Centre, offering easy access to a wide range of shops, schools, and local amenities, as well as nearby countryside and scenic walking routes.

The layout includes a welcoming entrance hallway, a spacious kitchen diner, a bright and comfortable living room, a conservatory overlooking the garden, two well-proportioned bedrooms, and a family bathroom. The property presents an excellent opportunity for those looking to downsize or for families seeking a home with scope to grow.

With its generous garden and layout, the bungalow offers fantastic potential for extension or further development (subject to the necessary planning permissions), making it a versatile choice for a variety of buyers.

This charming home combines convenience, potential, and a peaceful setting—early viewing is highly recommended to appreciate all it has to offer.



### Entrance Porch

UPVC double glazed windows to the side elevation, door leading in from the front, tiled flooring.

### Entrance Hallway

Leading to the kitchen and living room.

### Kitchen Diner

Base level units with complimentary worktops, one and a half bowl sink with draining board, space and plumbing for a fridge, freezer and cooker. UPVC double glazed window to the front elevation, partially tiled walls, central heating radiator, space for a dining table and chairs.

### Living Room

Three central heating radiators, feature gas fireplace, UPVC double glazed patio door into the conservatory and door leading into the:-

### Conservatory

Glazed windows surrounding with two doors leading out into the garden.

### Hallway

Loft access, airing cupboard.

### Master Bedroom

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

### Bedroom

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



### Bathroom

White suite comprising:- WC, wash hand basin with storage cupboard below, double shower cubicle with glass screen. Partially tiled walls, UPVC double glazed window to the rear elevation, central heating radiator, eye level storage unit.

### Garage

Up and over door, space and plumbing for a washing machine and tumble dryer, shelving, power and lighting.

### Outside

To the front the driveway offers off road parking and leads to







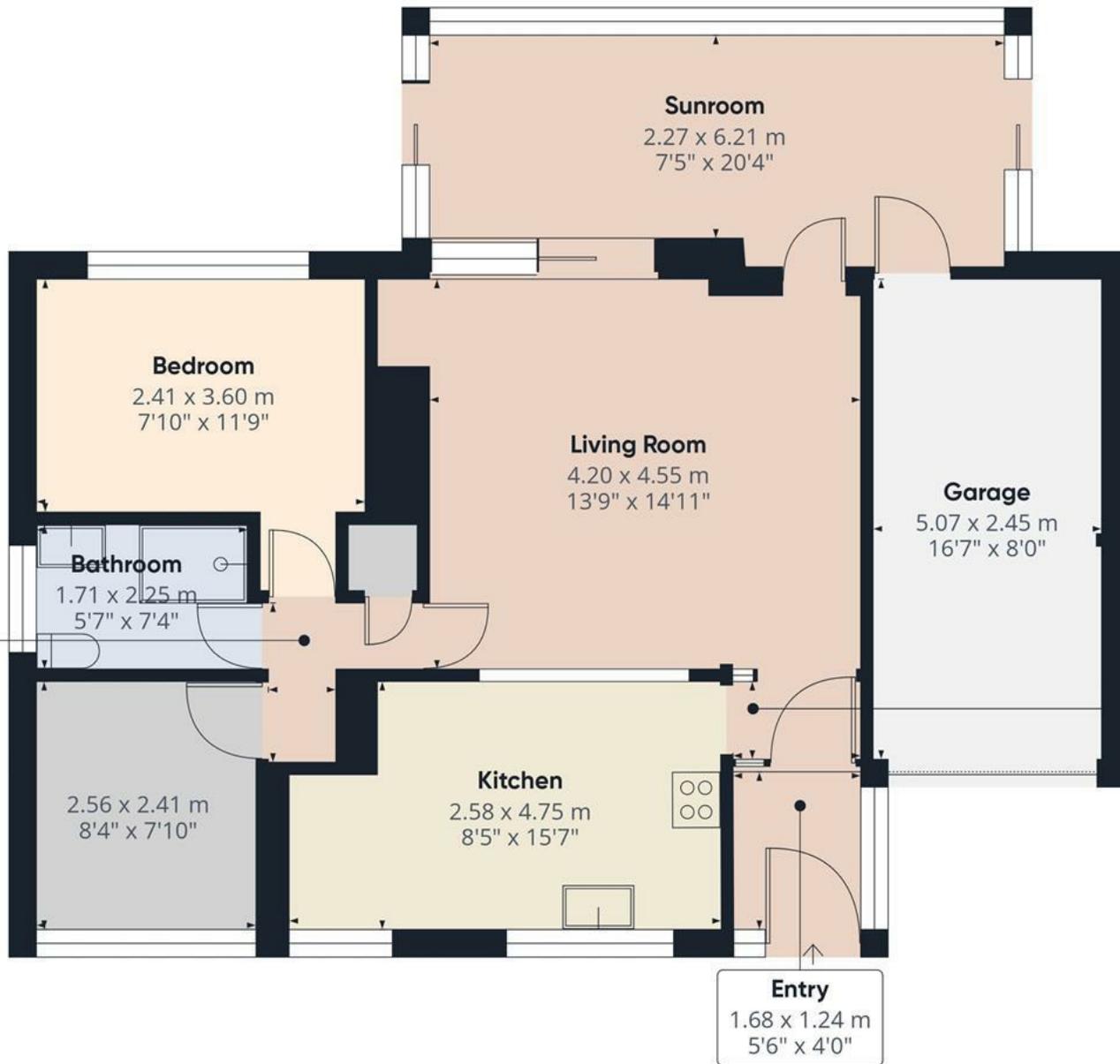
the garage. There is a front lawned garden and large double gates leading to the rear garden which could host further off road parking if desired.

The rear garden is enclosed and offers a fantastic space comprising patio areas and large lawned areas. There are mature borders and potential to landscape further if desired.









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

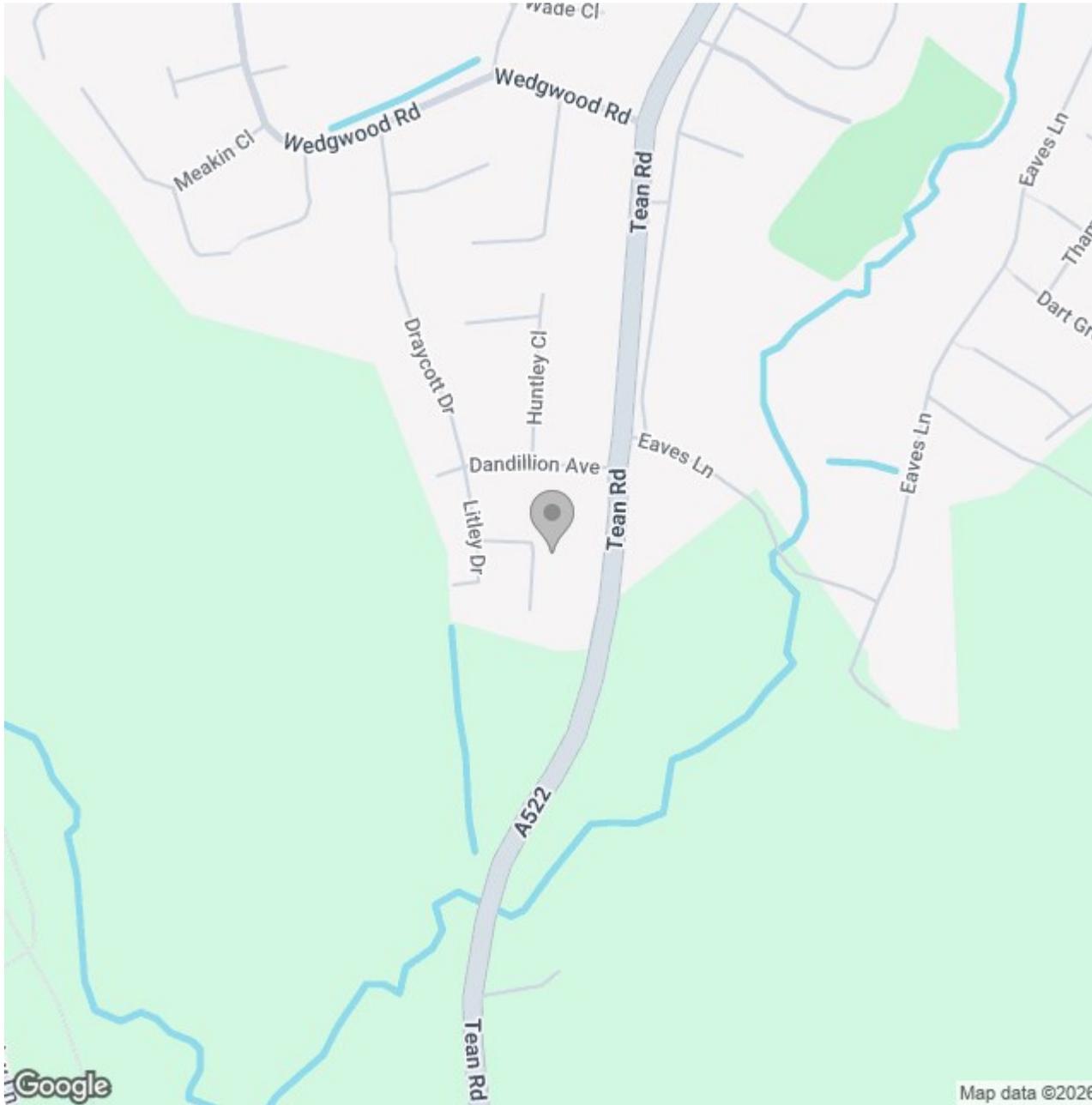
83.1 m<sup>2</sup>  
895 ft<sup>2</sup>

(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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	