





Abode are delighted to present this extended semi detached home, offering well proportioned living spaces, including a spacious kitchen diner and three generously sized bedrooms. Ideally positioned in a sought after location, the property is just a short distance from Cheadle Town Centre, with convenient access to local shops, schools, and amenities.

To the front, the property benefits from off road parking and a garage, whilst the rear boasts a generous, enclosed garden- perfect for families or those who enjoy outdoor living.

Internally, the accommodation comprises a welcoming entrance hallway, a comfortable living room, and a large open-plan kitchen diner to the ground floor. Upstairs, you'll find three well-sized bedrooms and a modern family bathroom. The home further benefits from UPVC double glazing throughout and gas central heating for year-round comfort.

An excellent opportunity for first-time buyers, growing families, or those looking to upsize or downsize. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.



Entrance Hallway

Door leading in from the driveway, stairs leading up to the first floor, double glazed window to the front elevation.

Living Room

Double glazed window to the front elevation, central heating radiator, electric feature fireplace.

Kitchen Diner

Base and eye level units with complimentary worktops, sink with draining board, integrated fridge freezer electric oven, and space and plumbing for a washing machine and dishwasher. Partially tiled walls, double glazed window to the rear elevation and patio doors leading out into the garden, central heating radiator, single door leading out onto the driveway, storage cupboard and ample space for a dining table and chairs.

Landing

Double glazed window to the side elevation, storage cupboard and loft access.

Bedroom

Double glazed window to the front elevation, central heating radiator and built in wardrobes and cupboards.

Bedroom

Double glazed window to the rear elevation, central heating radiator.

Bedroom

Double glazed window to the front elevation, central heating radiator.



Bathroom

Modern white suite comprising:- WC, wash hand basin with storage cupboard below and bath with waterfall and hand held shower with folding glass shower screen. Partially tiled walls, double glazed window to the rear elevation.

Garage

Up and over door to the front, personal door to the side allowing access from the garden, power and lighting and window to the rear.

Outside







Externally, the property impresses with a spacious driveway providing ample off road parking, complemented by a single garage with an up and over door and convenient rear access to the garden. The rear garden is a standout feature- mainly laid to lawn, it also boasts a generous patio area and a lovely outlook over open green space.



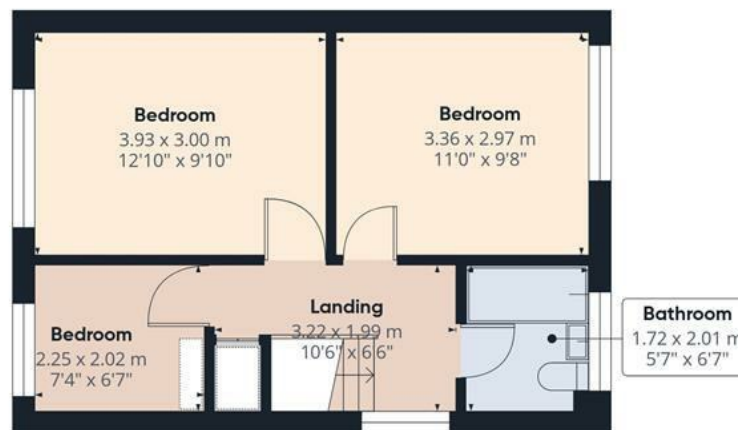








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

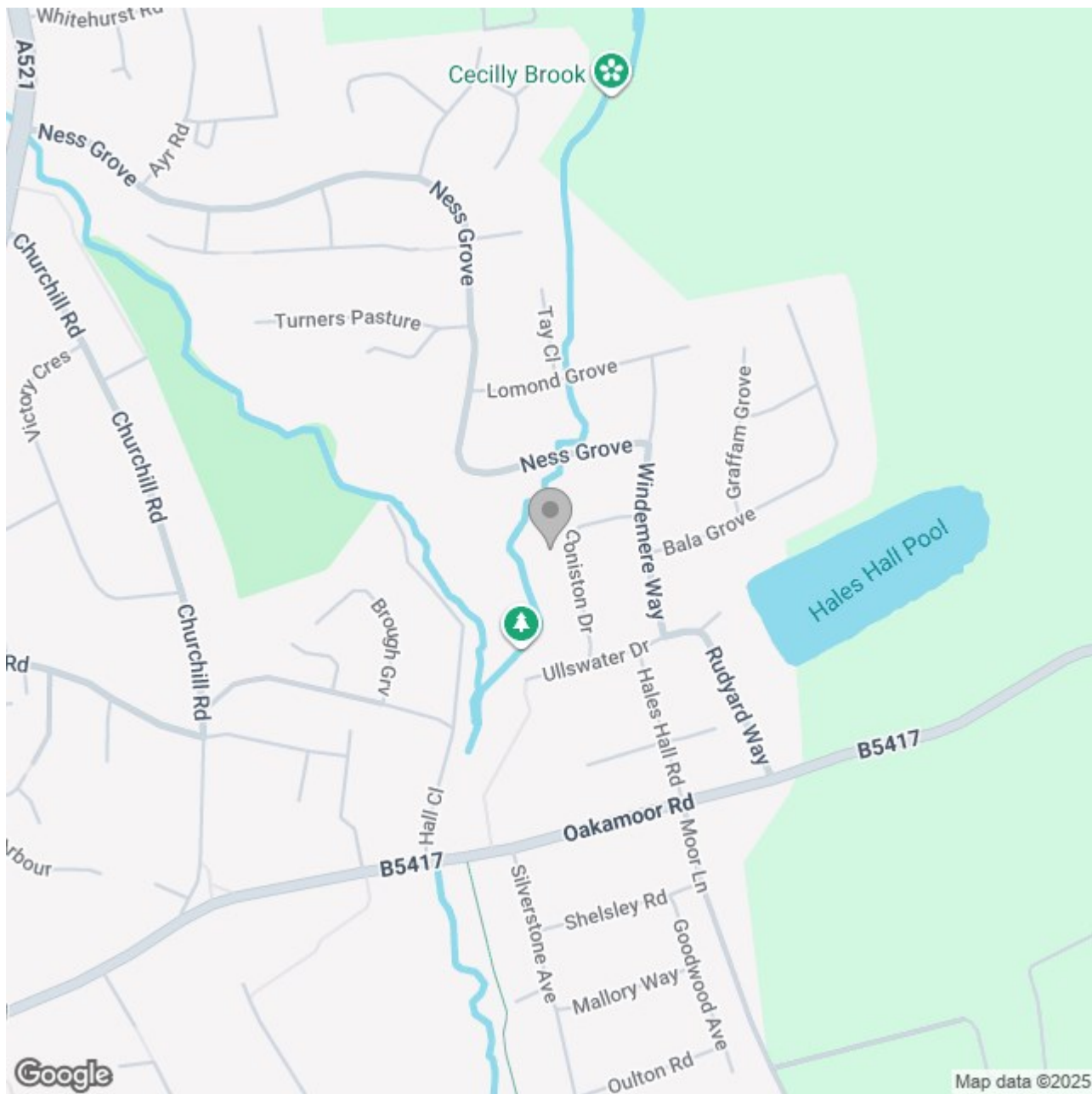
97.4 m²

1048 ft²

(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) A		
(81-91) B		85
(69-80) C	72	
(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 