







Abode are delighted to present this beautifully maintained character home, ideally located within close proximity to Cheadle Town Centre, offering easy access to a wide range of shops, well regarded schools, and local amenities.

Blending traditional charm with modern living, the property features a stylish fitted kitchen complete with integrated appliances and a central island, flowing seamlessly into the dining area, creating a perfect space for both everyday living and entertaining guests. The low maintenance rear garden provides a peaceful retreat, finished with a patio, raised borders, and gated access to the front.

Internally, the home offers UPVC double glazing throughout and gas central heating for year round comfort. The ground floor comprises an inviting entrance hallway, a cosy living room, a spacious open plan kitchen and dining area, a utility room, and a convenient WC. Upstairs, there are two generously sized double bedrooms and a modern family bathroom.

Ideal for first time buyers, buy to let investors, or those looking to downsize, this delightful property is sure to attract strong interest. Early viewing is highly recommended to fully appreciate all that this home has to offer.



### Entrance Hallway

Entrance door into the hall with an American Oak staircase to the first floor with useful storage under. Central heating radiator and wood effect laminate flooring.

### Living Room

14'8" x 12'9"

Feature log burner, UPVC double glazed bay window to the front elevation and central heating radiator.

### Kitchen

12'0" x 9'3"

Bespoke fitted kitchen comprising high gloss wall mounted, base and drawer units with complimentary worktops, integrated fridge, freezer, electric oven, warming drawer and microwave and an integrated dishwasher. Centre island with a stainless steel sink unit with boiling mixer tap, an induction hob and a breakfast bar. Central heating radiator, UPVC double glazed window to the rear and door leading out into the garden, open through to:-

### Dining Area

8'3" x 7'3"

Wood effect laminate flooring, central heating radiator and UPVC double glazed window to the side elevation.



### Utility

9'0" x 7'9"

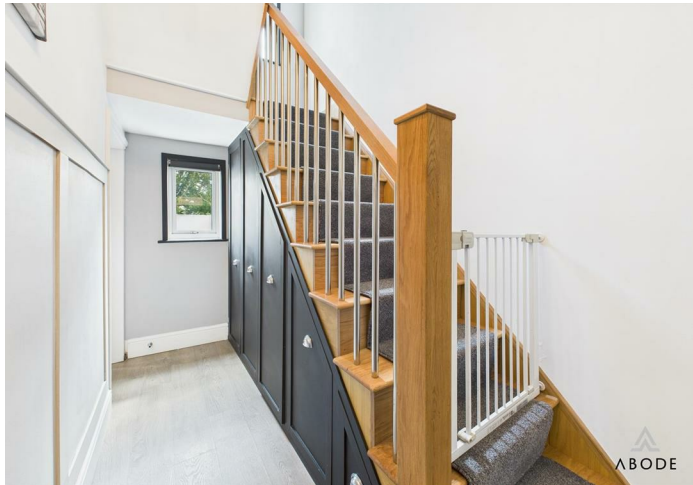
Fitted high gloss wall and base units, stainless steel sink and drainer unit, plumbing and space for a washing machine and additional appliance space. Wood effect laminate flooring, UPVC double glazed door and window to the side and door to the WC.

### WC

Low flush wc and wash hand basin.











### Landing

Loft access with pull down ladder and boarded with light, UPVC double glazed window to the rear.

### Master Bedroom

13'0" x 12'0"

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

### Bedroom

11'5" x 11'3"

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



### Bathroom

7'9" x 7'4"

Contemporary German made "Gerberit" suite comprising a low flush wc, vanity sink unit with wash hand basin and storage under, freestanding slipper bath and a shower cubicle with drencher head and mirrored privacy glass door. Tiled floor with underfloor heating and obscured UPVC double glazed window to the front elevation.

### Outside

Enclosed rear garden designed to take full advantage of the space, paved patio, raised pebble beds and side gated access.

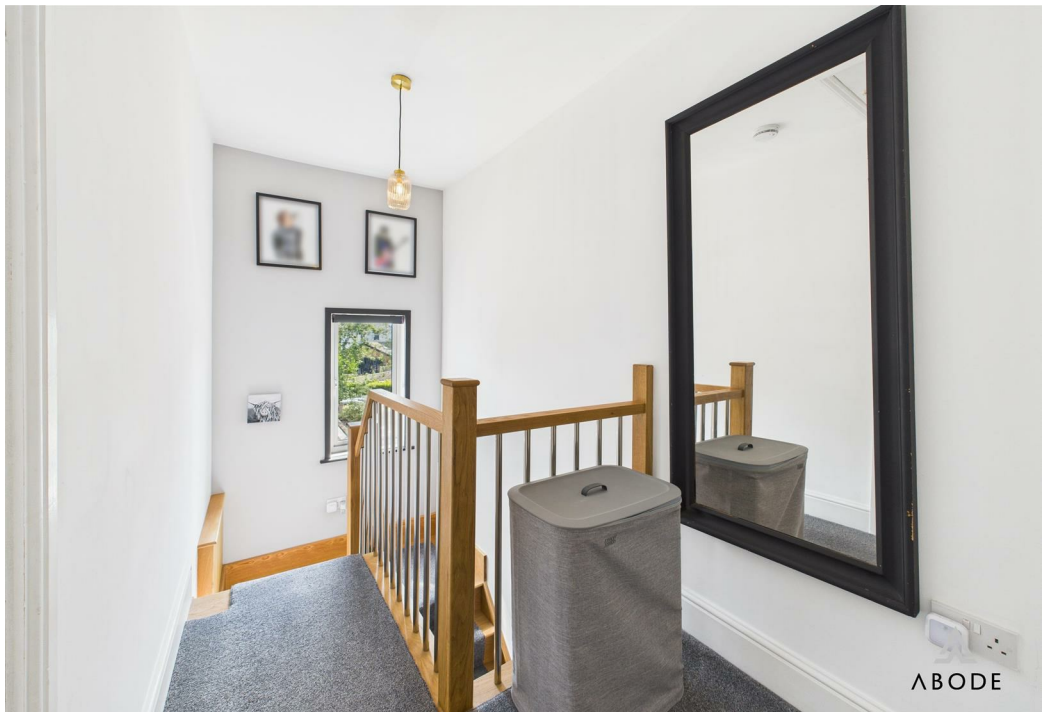
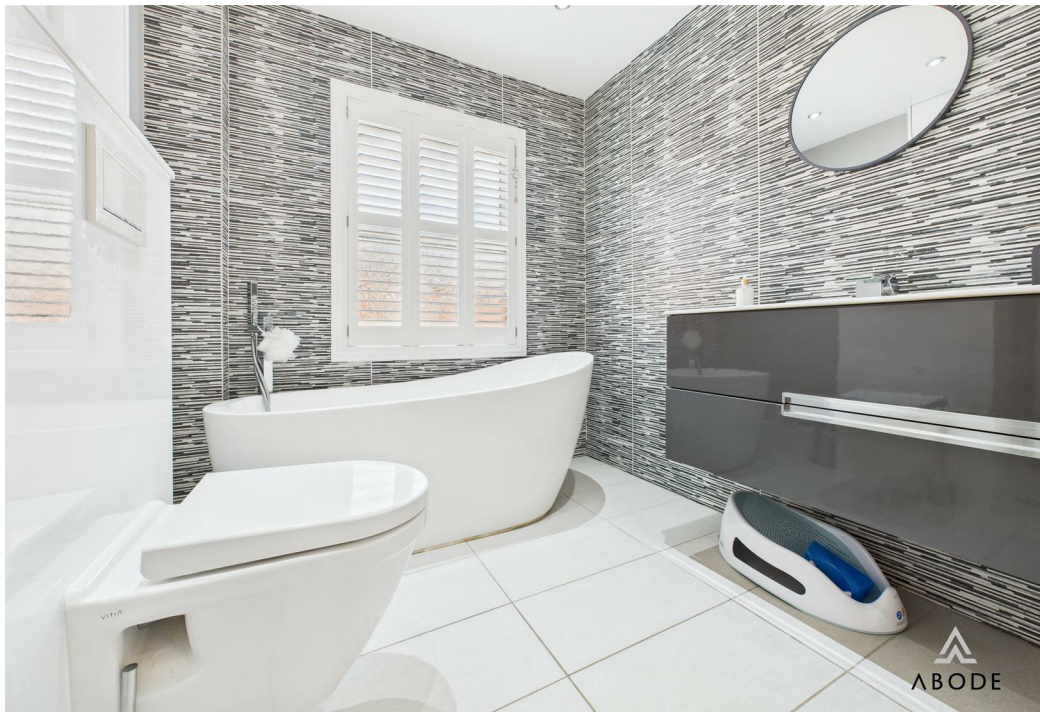


Planning Permission - Planning has been approved for a further single storey ground floor extension to the rear of the property and will valid until 2026. Architectural drawings are available to view on request.





















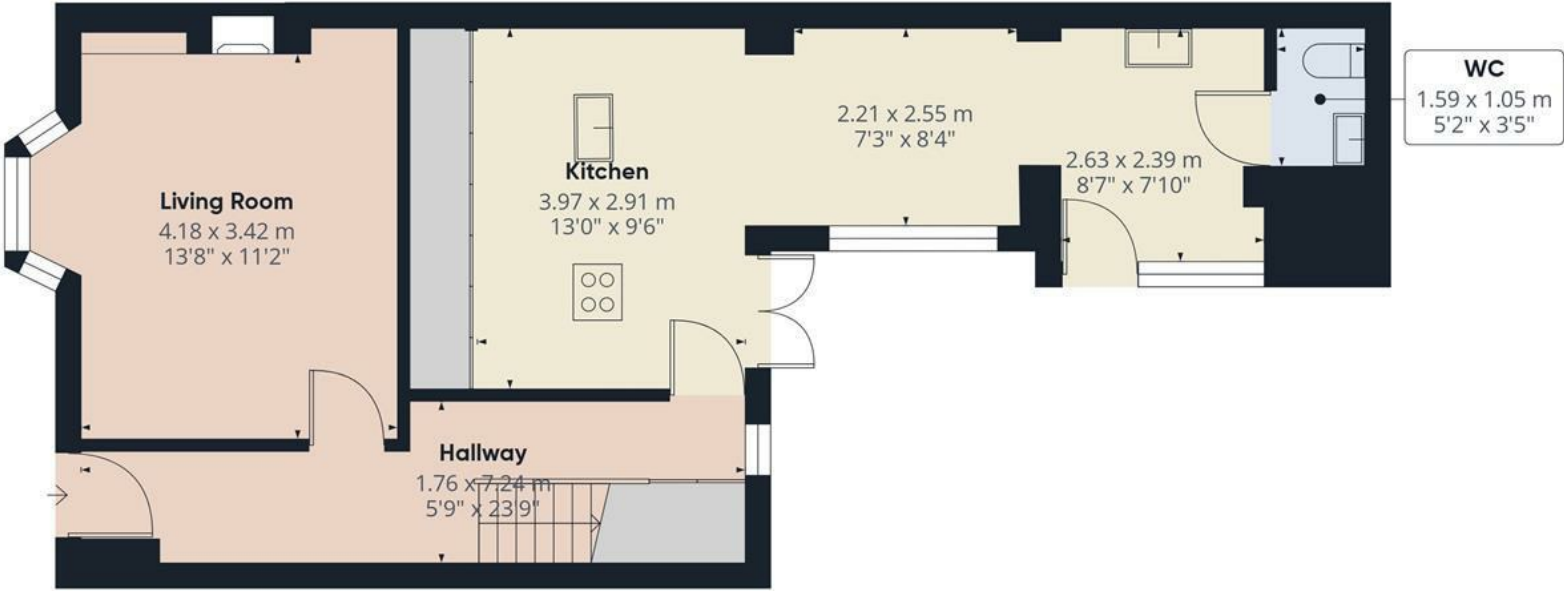
Approximate total area<sup>(1)</sup>

92.4 m<sup>2</sup>  
995 ft<sup>2</sup>

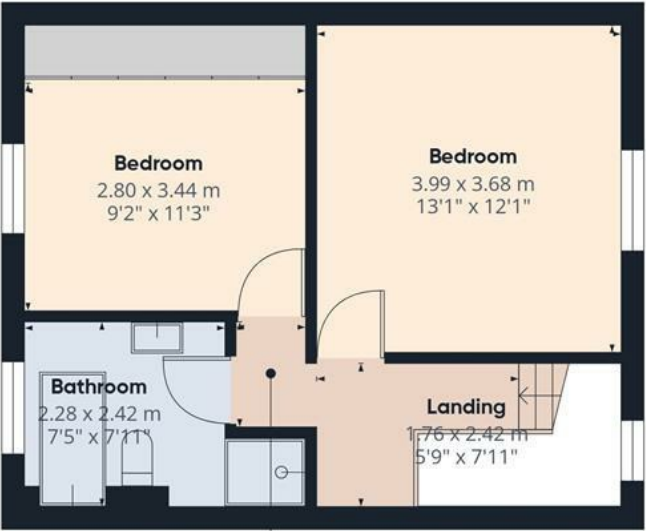
(1) Excluding balconies and terraces

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

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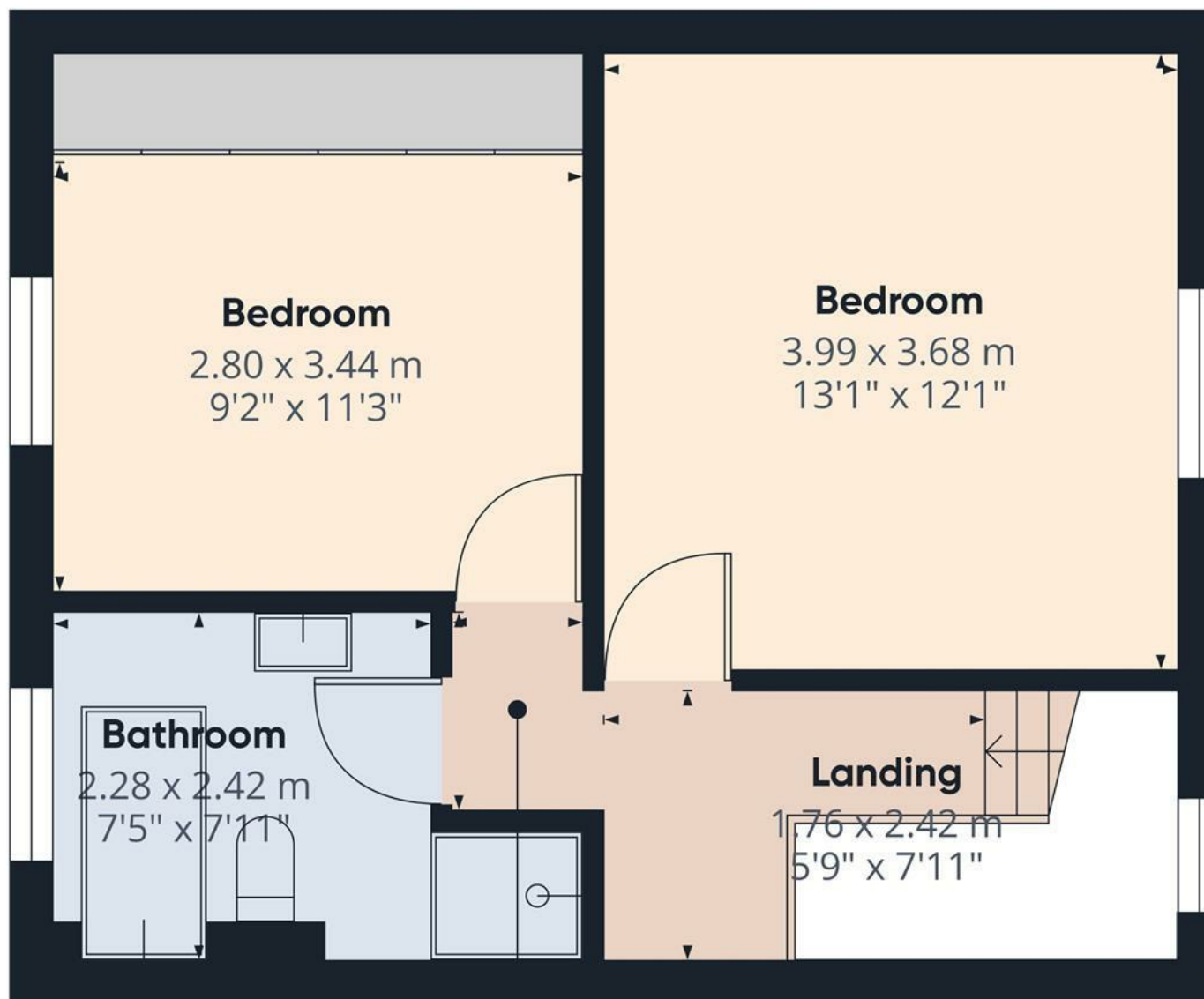
Floor 0



**Landing**  
1.30 x 0.87 m  
4'3" x 2'10"

Floor 1





**Landing**  
1.30 x 0.87 m  
4'3" x 2'10"

Floor 1

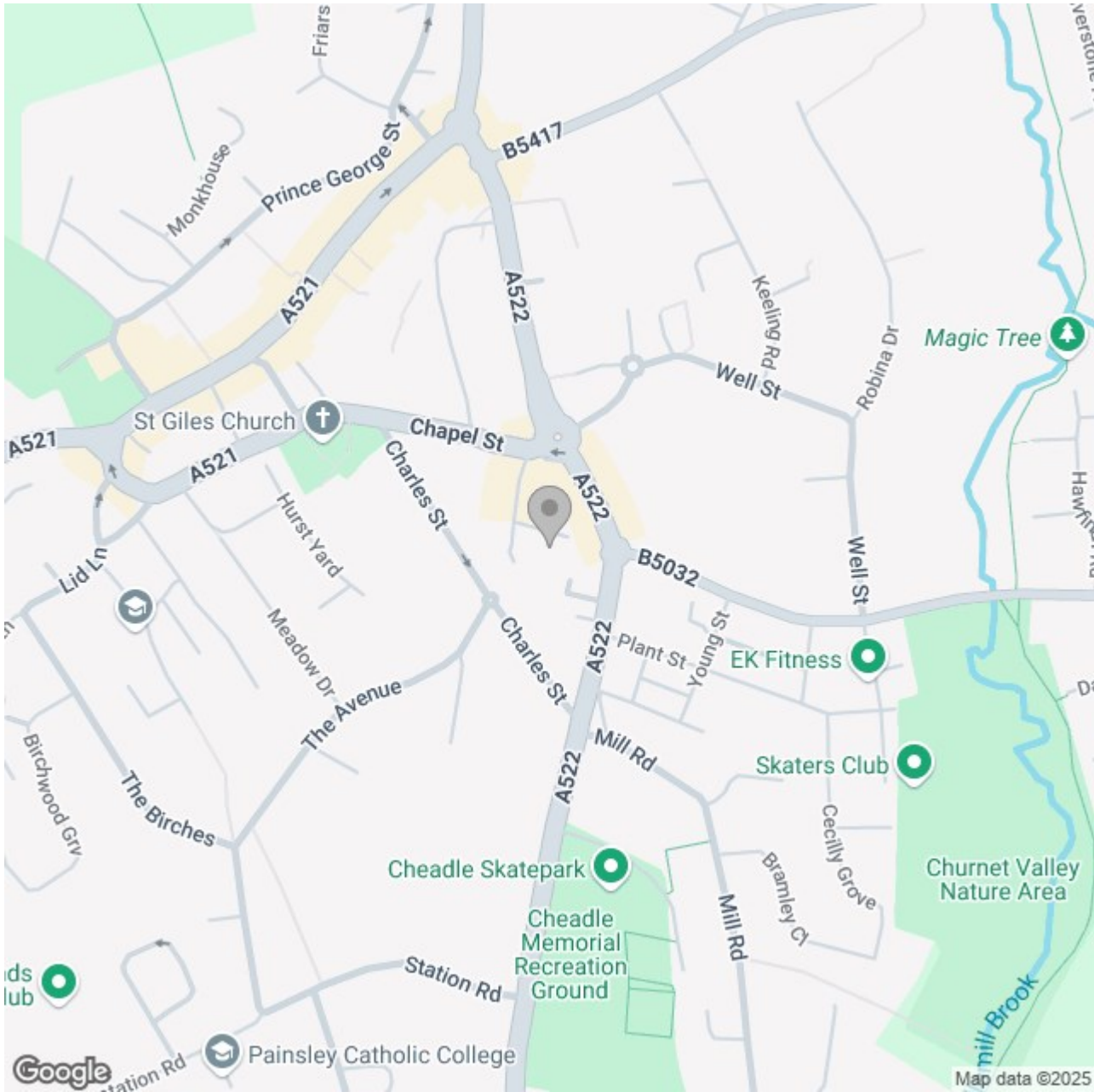
Approximate total area<sup>(1)</sup>  
37.4 m<sup>2</sup>  
403 ft<sup>2</sup>

(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.

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### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>75</b> |
| (55-68) <b>D</b>                            | <b>57</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive 2002/91/EC