



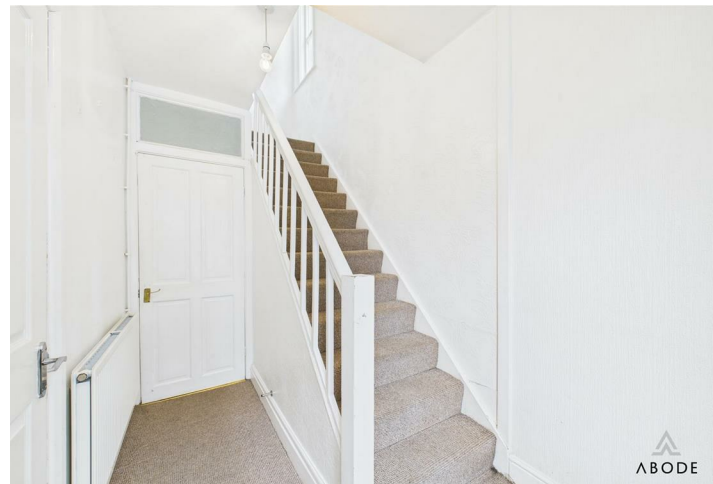


Abode are delighted to present this charming three bedroom semi detached home, offered for sale with no onward chain. The property benefits from ample off road parking and a generous, enclosed rear garden, making it ideal for families or those who enjoy outdoor space. Whilst ready to move into, it also presents an excellent opportunity for buyers to add their own personal touch, with further potential to extend subject to the relevant permissions.

The accommodation comprises a welcoming entrance hallway, a living room, a separate dining room/ second reception room, and a well proportioned kitchen on the ground floor. To the first floor, there are three bedrooms served by a family bathroom.

Perfectly positioned close to Cheadle Town Centre, the property is within easy reach of a wide variety of shops, schools and local amenities.

Whether you are a first-time buyer, downsizer or a growing family looking for more space, this home offers fantastic potential. An early viewing is highly recommended.



Entrance Hallway

UPVC double glazed door leading in from the front, central heating radiator, stairs leading to the first floor and under stairs storage/ pantry cupboard.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, built in book case, wall mounted lighting and feature traditional fireplace.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker and hob with extractor above. Space and plumbing for a washing machine, dishwasher and fridge freezer, breakfast bar, tiled flooring and partially tiled walls. UPVC double glazed window to the rear elevation and door leading out into the garden, central heating radiator, glass display cabinets.

Dining Room/ Second Reception Room

UPVC double glazed window to the rear elevation, central heating radiator, built in storage cupboard with drawers.

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator and traditional feature fireplace.



Bedroom

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

Bedroom

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







Bathroom

Suite comprising;- WC, wash hand basin and bath with shower over. Central heating radiator, UPVC double glazed window to the rear elevation, towel rail and airing cupboard housing the boiler.

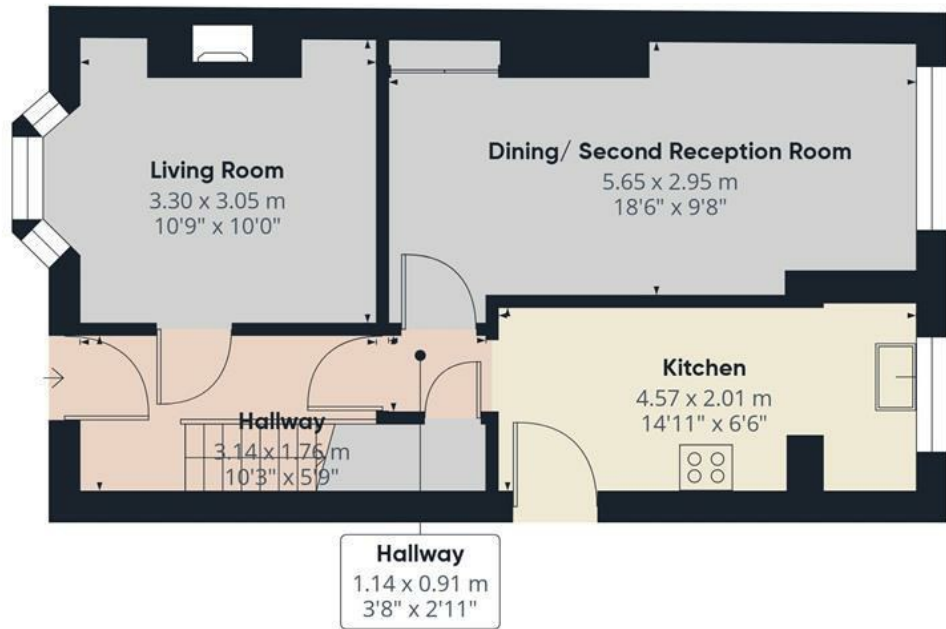
Outside

To the front, the driveway provides off road parking for numerous vehicles. Gated access to the rear garden, which is mainly laid to lawn with a patio area and mature trees and shrubs. The generous garden allows scope for an extension subject to relevant permissions.

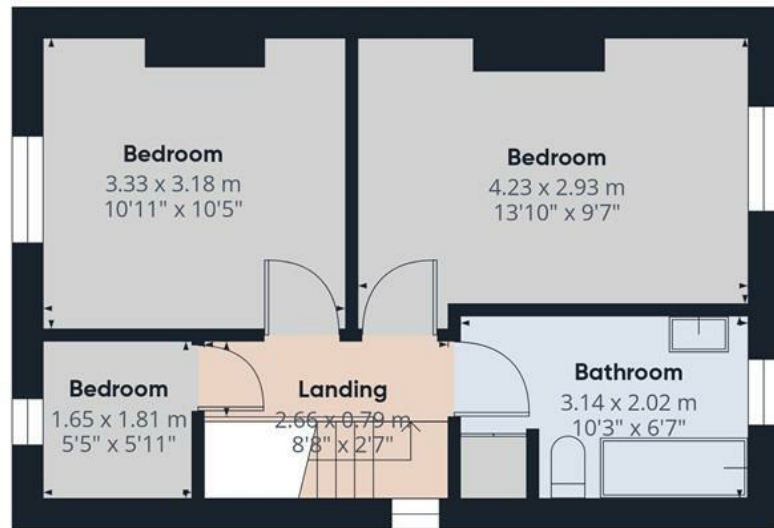








Floor 0



Floor 1

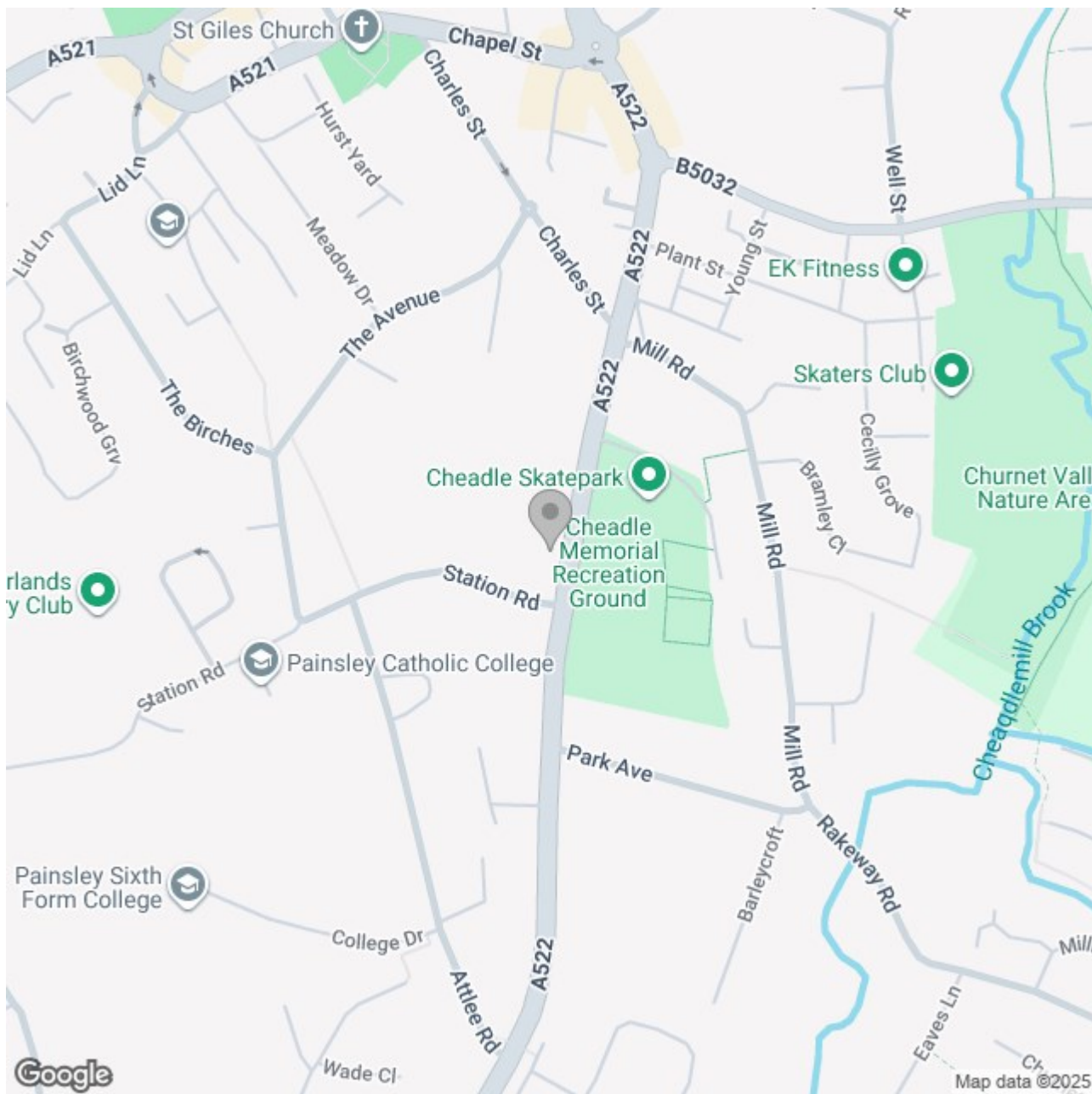
Approximate total area⁽¹⁾

77.2 m²
829 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		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	