





Abode are delighted to present this charming one bedroom cottage, ideally located within easy walking distance of Cheadle Town Centre, with its range of shops, schools, and local amenities.

Full of charm and potential, this delightful home offers exciting scope for improvement, including the possibility to extend to the rear or convert the loft to create an additional bedroom (subject to the necessary planning permissions).

The property features an attractive, well established rear garden, fully enclosed and enjoying distant views over the surrounding countryside. To the front, there is off road parking for one vehicle.

The accommodation briefly comprises: a cosy living room and kitchen diner to the ground floor, whilst the first floor hosts a generously sized master bedroom and bathroom.

Perfect for first time buyers, those looking to downsize, or even as a holiday home, this cottage combines convenience and potential. Early viewing is strongly recommended to fully appreciate all that this lovely property has to offer.



Living Room

Door leading in from the front, UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with surround and hearth.

Kitchen

Base and eye level units with complimentary worktops and tiled splashback, sink with draining board, space and plumbing for a washing machine and cooker. Central heating radiator, space for a dining table and chairs, UPVC double glazed window to the rear elevation and door leading out into the garden, stairs leading up to the first floor.

Landing

Double glazed window to the rear elevation, loft access.

Bedroom

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

Bathroom

White suite comprising;- WC, wash hand basin and bath with shower over. UPVC double glazed window to the rear elevation, central heating radiator.

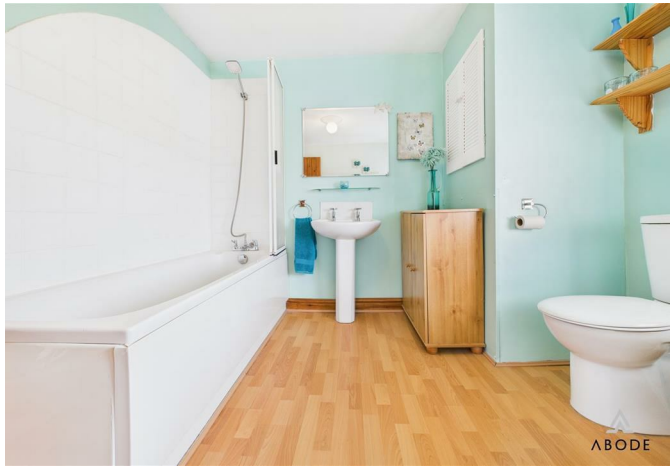
Outside

To the front the driveway provides off road parking, with steps leading down to the property and a low maintenance front garden area.

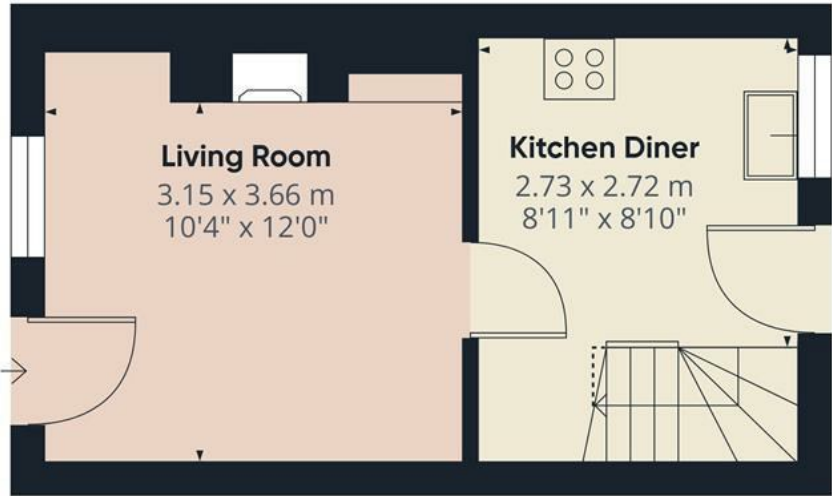
To the rear, the patio provides an ideal entertaining space, and allows access to the outhouse providing useful storage. The cottage garden is mainly laid to lawn, with mature borders and trees.



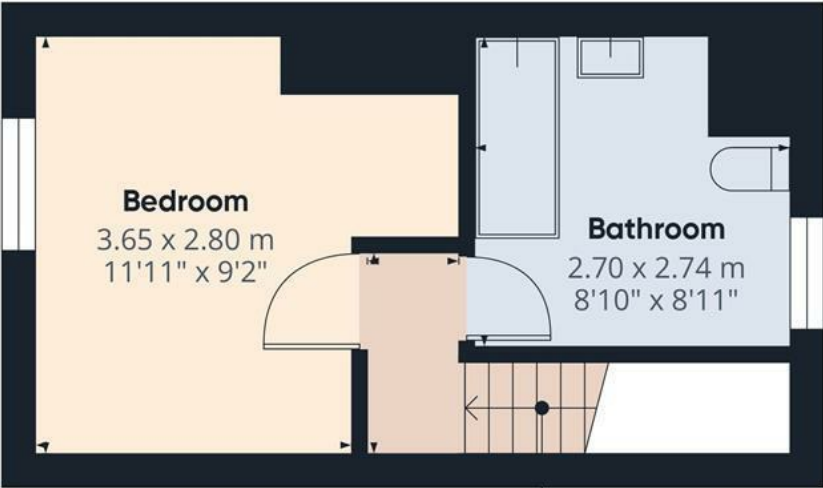








Floor 0



Floor 1

Approximate total area⁽¹⁾

41.7 m²
449 ft²

Reduced headroom

0.7 m²
7 ft²

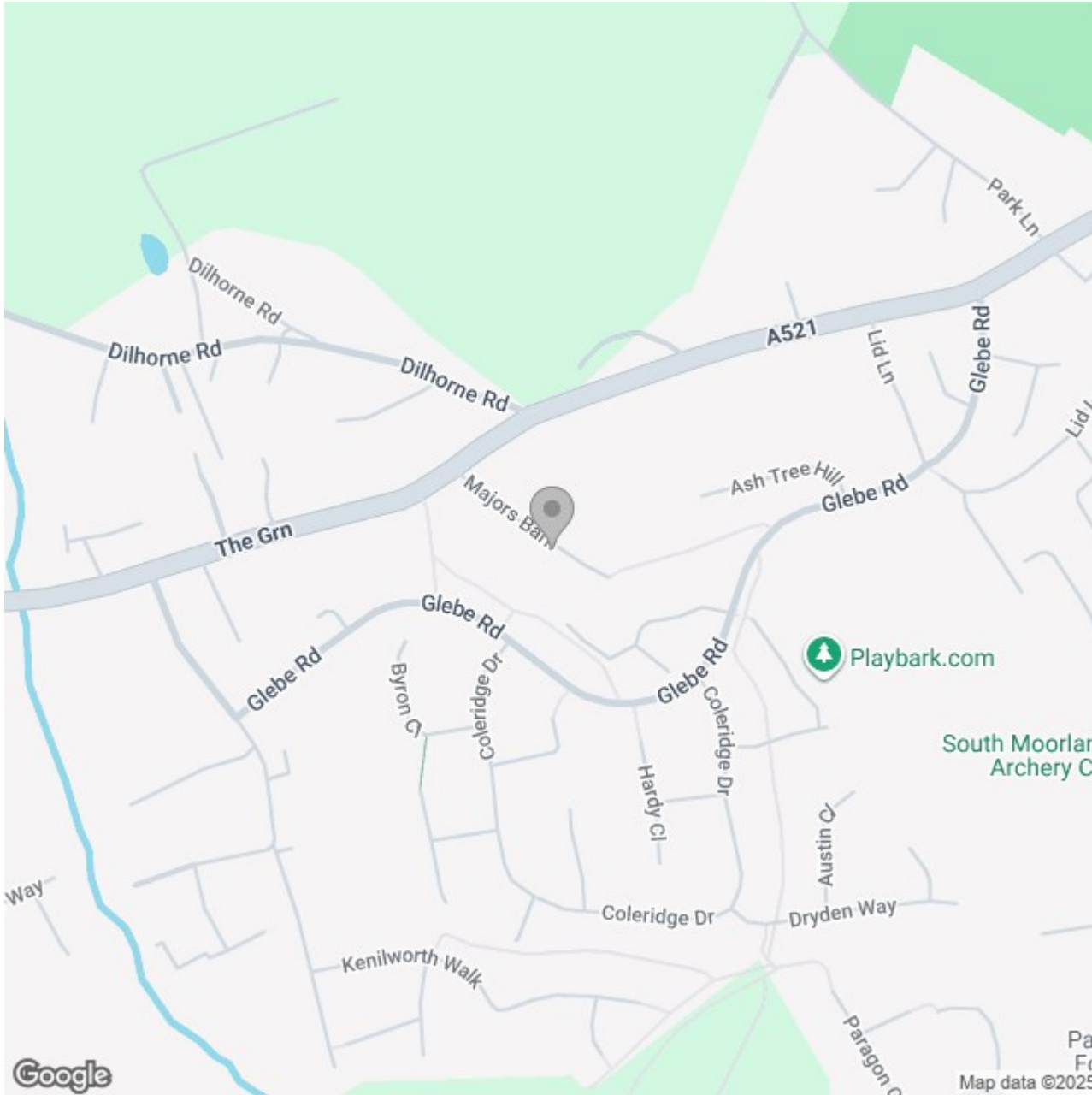
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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		
(69-80) C		
(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 