





Abode are delighted to present this beautifully maintained, traditional double fronted home, offering three generous bedrooms and spacious living accommodation throughout. The property is further enhanced by well kept gardens to the front and rear, together with a space to park a vehicle.

Ideally positioned within close proximity to Cheadle Town Centre, the home enjoys easy access to a wide range of shops, highly regarded schools and local amenities, making it a convenient choice for families and professionals alike.

The accommodation briefly comprises a utility room, fitted kitchen, living room and separate dining room to the ground floor. To the first floor, there are three well proportioned bedrooms served by a family bathroom. The front garden also hosts a versatile shed, complete with power and lighting, which can be utilised as a home office or hobby space.

Perfect for first time buyers, upsizers or downsizers alike, this charming property combines character with practicality. An early viewing is strongly recommended to appreciate all that it has to offer.



**ABODE**  
SALES & LETTINGS

### Utility Room

Base level units with complimentary worktop, space for a tumble dryer, UPVC double glazed windows surrounding and sliding patio door leading into the utility room, composite door leading into the;-

### Kitchen

Base and eye level units with complimentary worktops, inset ceramic sink with draining board, space and plumbing for a fridge freezer, washing machine, dishwasher and cooker with extractor hood above. Stone flooring, UPVC double glazed window to the side elevation, central heating radiator.

### Living Room

UPVC double glazed window to the front elevation, stone flooring, feature fireplace with wood burning stove, central heating radiator.

### Dining Room

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

### Hallway

Stone flooring, UPVC double glazed door leading out into the garden, stairs leading to the first floor.

### Landing

Central heating radiator, access to all bedrooms and the family bathroom.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, loft access and over stairs storage cupboard.



### Bedroom

UPVC double glazed windows to the rear and side elevations, central heating radiator.

### Bedroom

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







## Bathroom

Modern suite comprising;- WC and ceramic sink with storage cupboard below, double shower cubicle with waterfall and hand held shower, plus glass shower screen. Partially tiled walls, towel radiator, UPVC double glazed window to the rear elevation and spot lighting.

## Outside

The property boasts beautifully presented gardens to both the front and rear, offering versatile outdoor living spaces. To the front, a decked area provides the perfect spot for entertaining or relaxing, complemented by artificial lawn for easy maintenance and a timber garden shed, complete with power and lighting, ideal for use as a home office or hobby room.



The rear garden is attractively landscaped with low maintenance gravel, mature planting and additional seating areas, creating a welcoming space that can also be enjoyed for outdoor dining or gatherings. Enclosed by fencing, the gardens offer an enjoyable environment for both families and professionals alike.



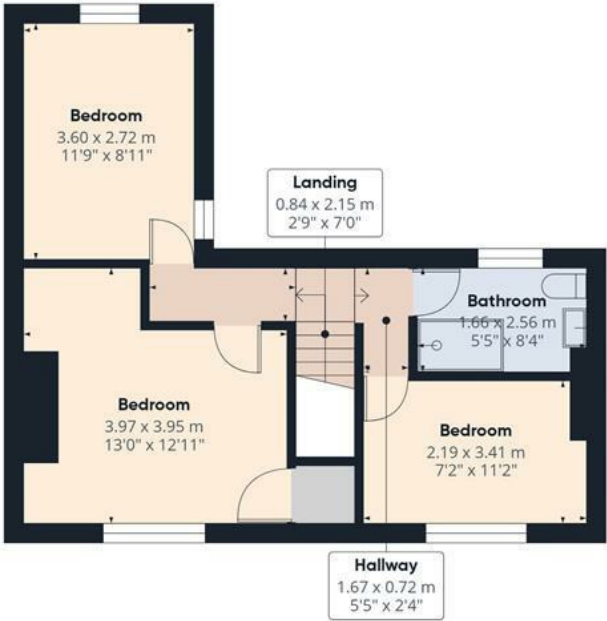








Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

85.2 m<sup>2</sup>  
916 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

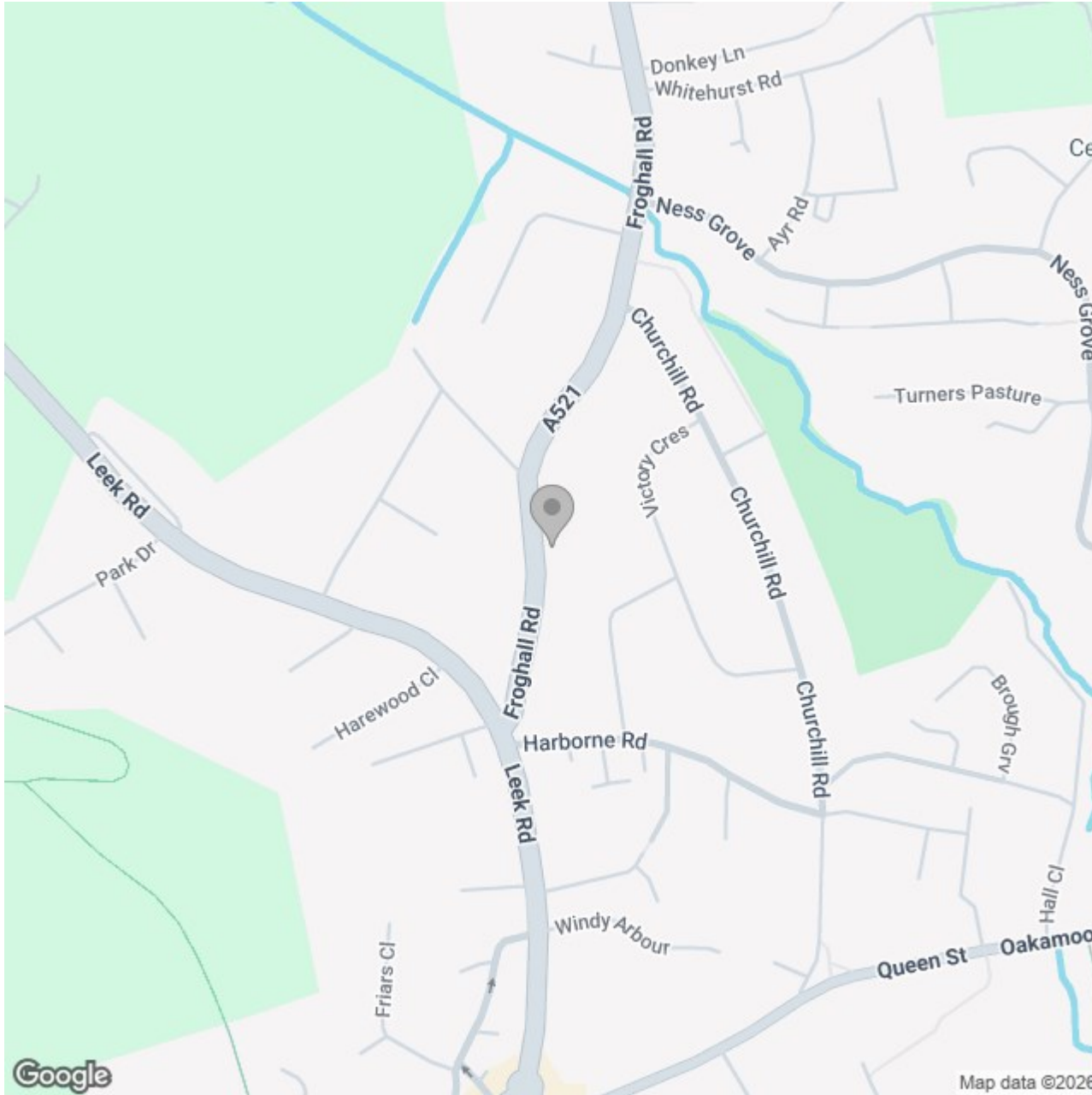
(1) Excluding balconies and terraces

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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            | <b>54</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  |           |