





Abode are delighted to present this beautifully maintained three bedroom family home, offering modern living throughout and boasting a large rear garden.

The property benefits from off road parking, a stylish fitted kitchen, UPVC double glazing, and gas central heating. Ideally situated close to Cheadle Town Centre, residents will enjoy easy access to local shops, highly regarded schools, and a range of amenities.

In brief, the accommodation comprises: welcoming entrance hall, spacious living room, contemporary kitchen/diner, ground floor WC, and a bright conservatory overlooking the garden. To the first floor are three well proportioned bedrooms and a modern family bathroom.

This lovely home is perfectly suited to families, first-time buyers, or those looking to upsize or downsize. Early viewing is strongly recommended to avoid disappointment!



Entrance Hall

Composite door leading in from the front, stairs leading to the first floor, central heating radiator.

Living Room

UPVC double glazed bay window to the front elevation, two modern fitted central heating radiators, feature fireplace with log burning stove.

Kitchen

Modern base and eye level units with complimentary worktops, integrated cooker, fridge freezer, microwave and hob with extractor hood above. Space and plumbing for a washing machine and tumble dryer, tiled flooring, central heating radiator, UPVC double glazed window to the rear elevation.

WC

WC and wash hand basin with storage cupboard below, tiled flooring.

Conservatory

UPVC double glazed windows to the side and rear elevations, patio doors leading out into the garden and central heating radiator.

Landing

Airing cupboard and loft access.

Bedroom

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

Bedroom

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



Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in single bed with drawers below.

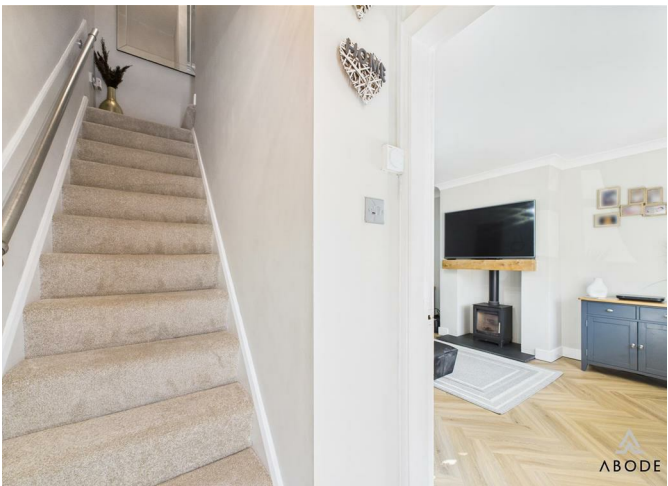
Bathroom

Modern suite comprising:- WC with hand held shower, WC and wash hand basin with storage cupboard below. Towel radiator, UPVC double glazed frosted glass window to the rear elevation.

Outside

To the front, the tarmacadam driveway provides off road



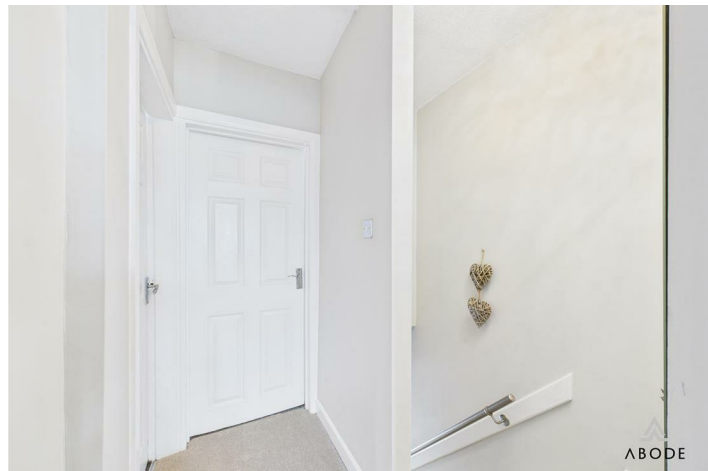
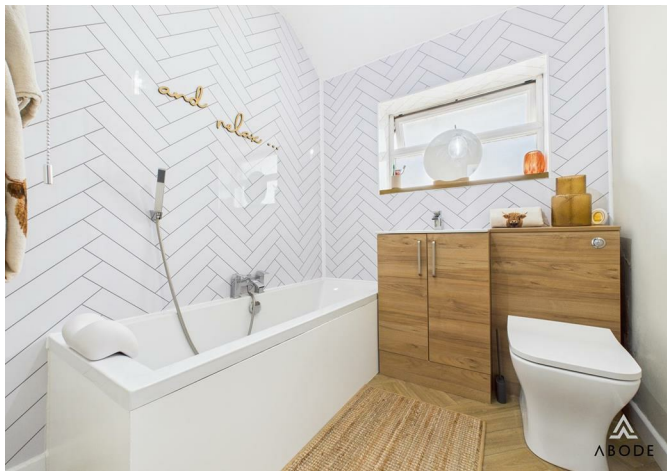




parking for two vehicles.

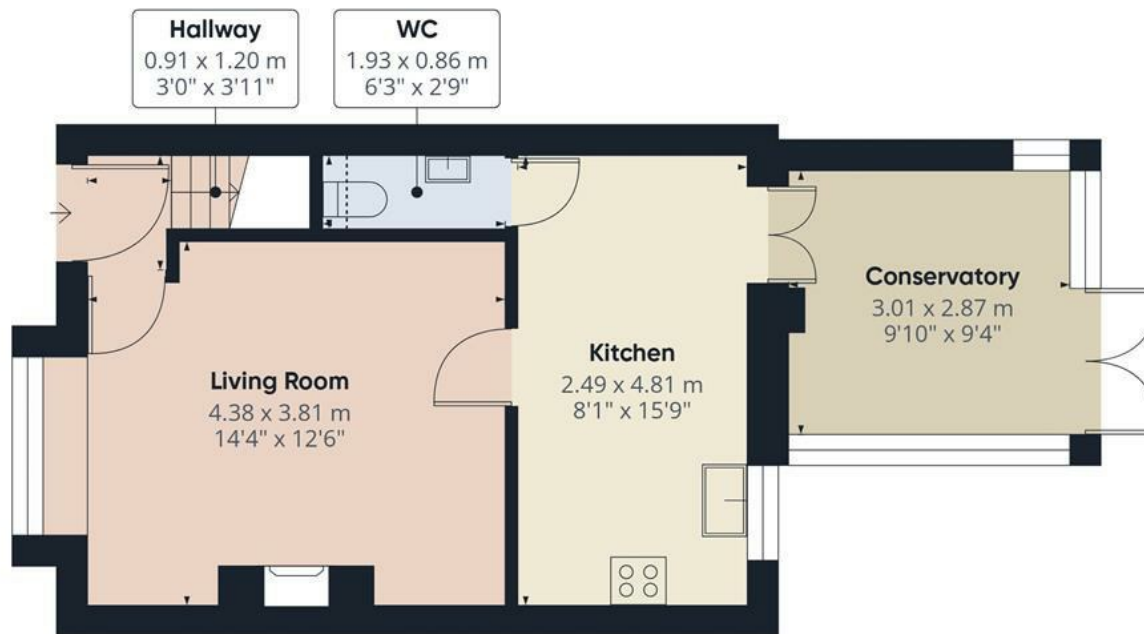
To the rear, the large garden is enclosed and mainly laid to lawn, with patio and decking areas. The garden offers a perfect retreat for those who enjoy spending time outdoors!



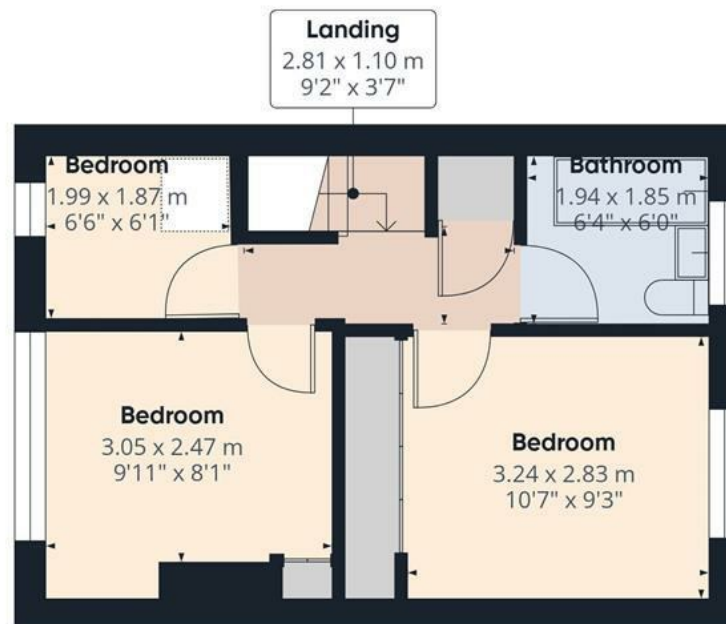








Floor 0



Floor 1

Approximate total area⁽¹⁾

71.2 m²

765 ft²

Reduced headroom

0.2 m²

2 ft²

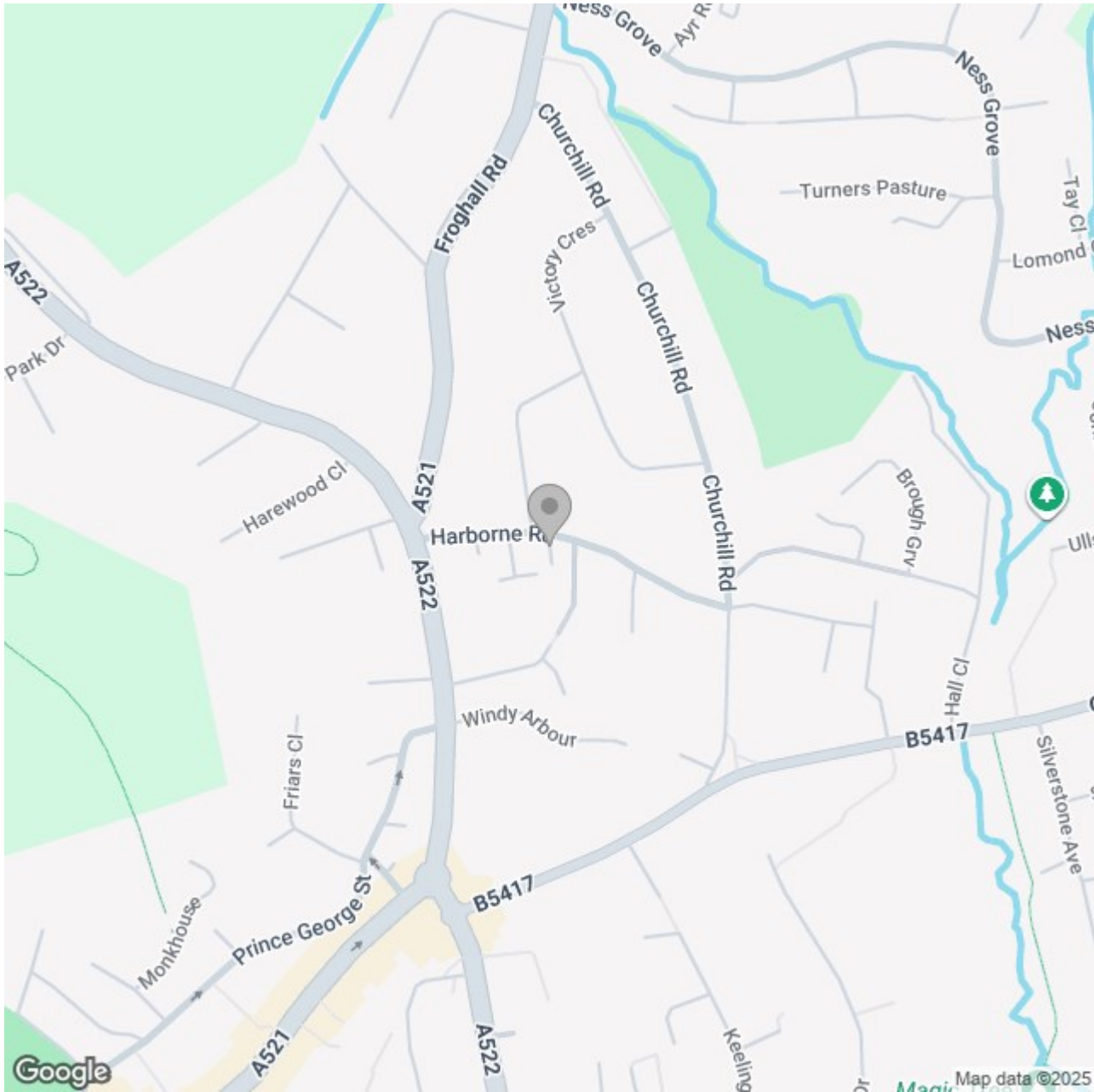
(1) Excluding balconies and terraces

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	74	79
(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