







Abode are delighted to present this beautifully maintained three bedroom semi detached home, offering modern living in a convenient location.

The property is tastefully presented throughout and features a contemporary fitted kitchen. There is generous off road parking, and a spacious enclosed rear garden- perfect for families and entertaining.

Ideally situated close to Cheadle Town Centre, residents will benefit from excellent access to shops, schools, and local amenities.

In brief, the accommodation comprises: entrance hallway, WC, inviting living room, and a kitchen diner to the ground floor. To the first floor are three well proportioned bedrooms, a family bathroom, and a separate WC.

Move-in ready, this lovely home is perfectly suited to first time buyers, growing families, and downsizers alike. Early viewing is strongly recommended to avoid disappointment!



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SALES & LETTINGS

### Entrance Hallway

UPVC door leading in from the front, tiled flooring, central heating radiator and stairs leading to the first floor.

### WC

WC and wash hand basin with storage cupboard below, central heating radiator, tiled flooring and UPVC double glazed window to the front elevation.

### Living Room

UPVC double glazed windows to the front elevation and patio doors leading out into the garden, central heating radiator, feature log burner with mantle and tiled hearth.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker and gas hob with extractor hood above. Built in fridge freezer, washing machine and dishwasher, ample space for a dining table and chairs. Central heating radiator, UPVC double glazed windows to the side and rear elevations and door leading out into the garden, tiled flooring, partially tiled walls, under stairs storage cupboard and spot lighting.

### Landing

UPVC double glazed window to the rear elevation, central heating radiator and airing cupboard housing the boiler.

### Master Bedroom

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



### Bedroom

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

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard/ wardrobe.

### Bathroom

Bath with shower over and glass shower screen, sink with cupboard below, UPVC double glazed window to the rear elevation, tiled walls, towel radiator, extractor fan.









## WC

WC, UPVC double glazed window to the rear elevation, partially tiled walls.

## Outhouse

Power and lighting, UPVC double glazed window to the side elevation.

## Outside

To the front the block paved driveway provides off road parking for numerous vehicles, with blue slate garden area comprising shrubs and trees. To the rear the garden is enclosed and is mainly laid to lawn, with patio area and access to the outhouse, plus bark area ideal for a children's play area.



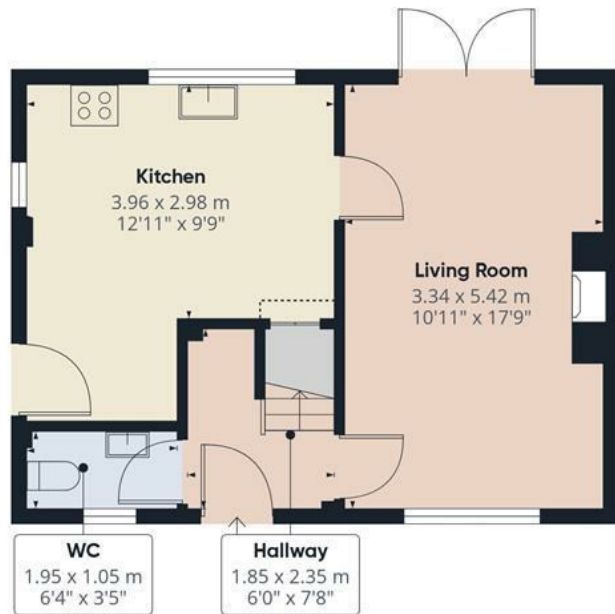




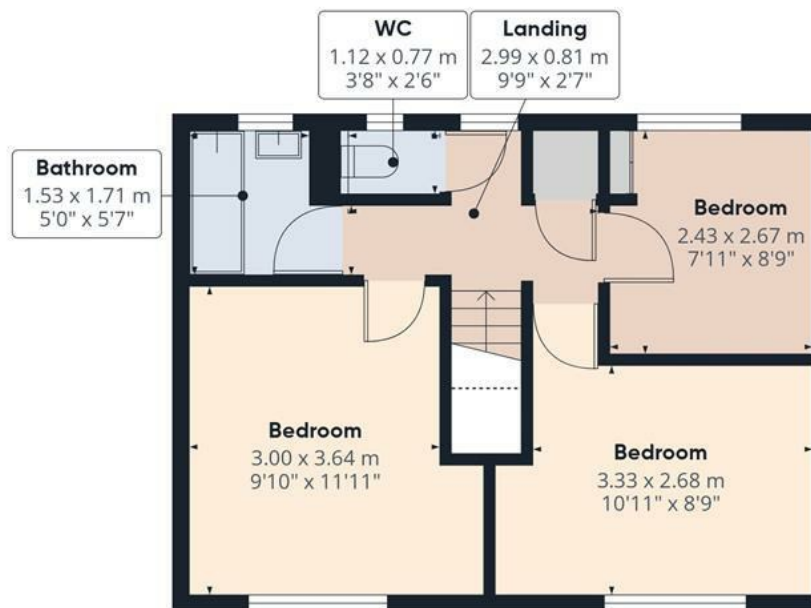




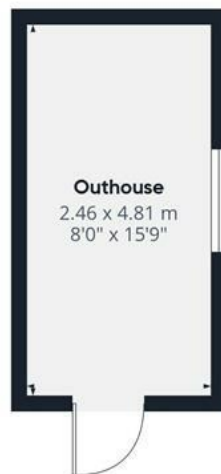
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

87.8 m<sup>2</sup>

946 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

3 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.

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Floor 0 Building 1

Approximate total area<sup>m</sup>

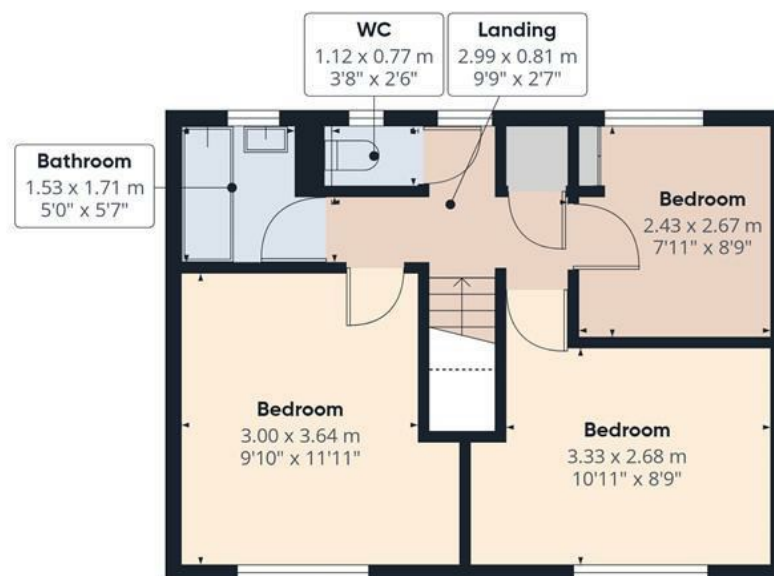
75.9 m<sup>2</sup>

818 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

3 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

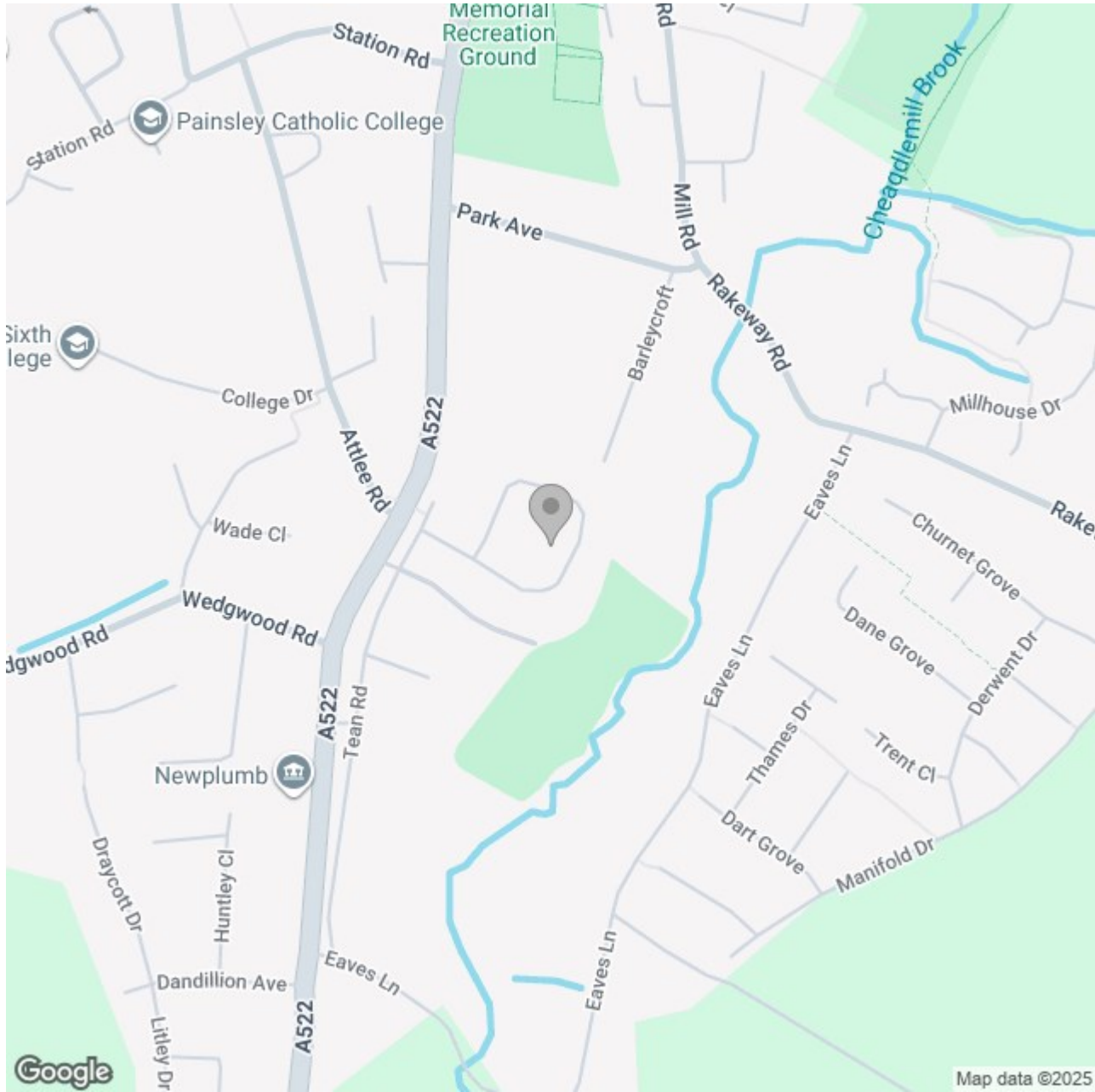
Reduced headroom

Below 1.5 m/5 ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 