





Abode are delighted to present for sale this charming two bedroom end terraced home, complete with a low maintenance rear garden.

Ideally situated close to Cheadle Town Centre, the property benefits from easy access to a wide range of shops, schools, and local amenities.

Well maintained throughout, the accommodation comprises a welcoming living room, a separate dining room, and a well proportioned kitchen to the ground floor. To the first floor, there are two bedrooms alongside a family bathroom.

The rear garden offers a versatile summerhouse, perfect for use as a home office, studio, or additional storage. Further features of the property include UPVC double glazing and gas central heating throughout.

This lovely home is perfect for first time buyers or those seeking to downsize. Early viewing is highly recommended.



## Living Room

UPVC double glazed window to the front elevation and door leading in from the front, central heating radiator, gas feature fireplace.

## Dining Room

UPVC double glazed window to the rear elevation, central heating radiator, stairs leading up to the first floor and under stairs storage cupboard.

## Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated dishwasher and space and plumbing for a washing machine, fridge freezer and cooker with extractor hood above. Tiled flooring and partially tiled walls, central heating radiator, loft access, door leading out into the garden and UPVC double glazed windows to the side and rear elevations.

## Landing

Loft access.

## Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, wall mounted and central lighting.

## Bedroom

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



## Bathroom

White suite comprising;- double shower cubicle with glass shower screen, WC and wash hand basin with complimentary worktop and cupboard below. Tiled flooring and partially tiled walls, central heating radiator, airing cupboard and over stairs storage cupboard, UPVC double glazed window to the rear elevation.

## Outside

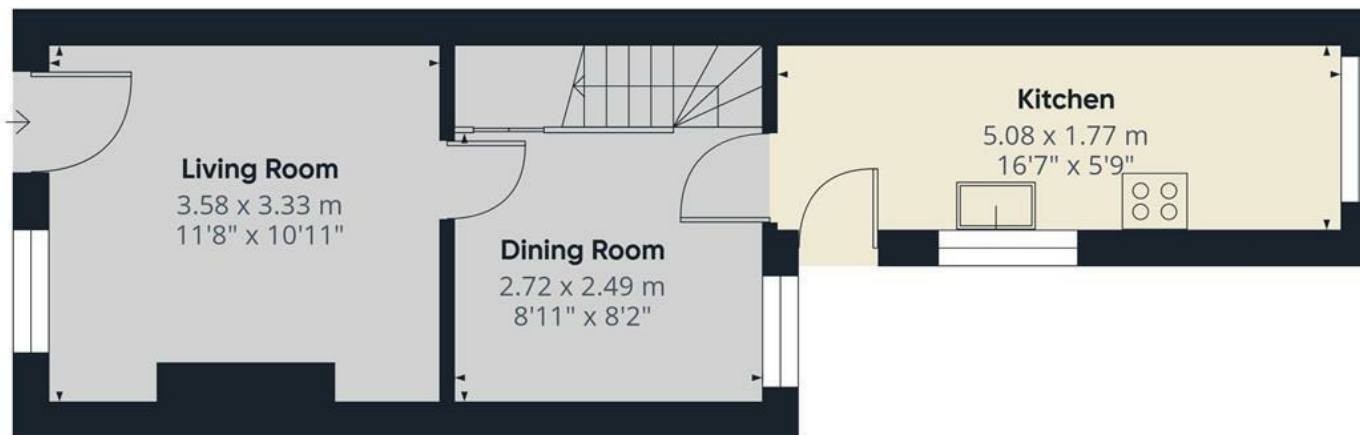
Gated access to the rear, with a low maintenance garden area mainly laid to patio. Outside water tap and summerhouse/ shed which provides an ideal storage space.







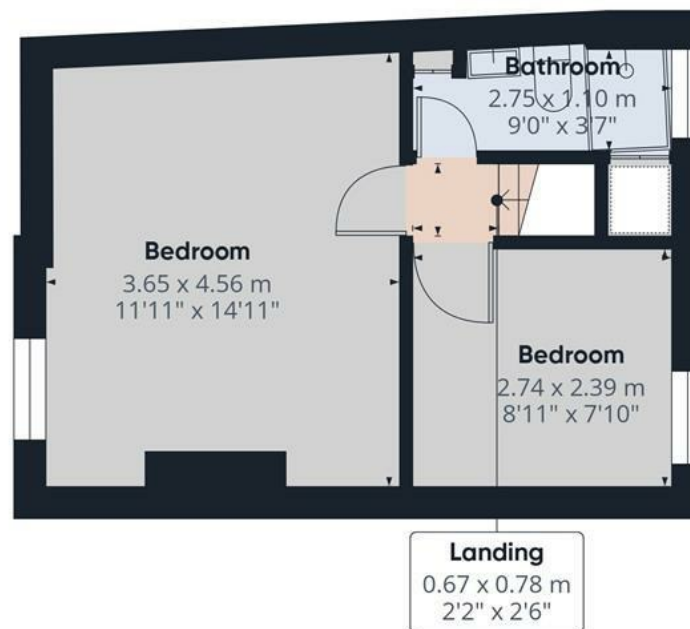




Approximate total area<sup>(1)</sup>

55.8 m<sup>2</sup>

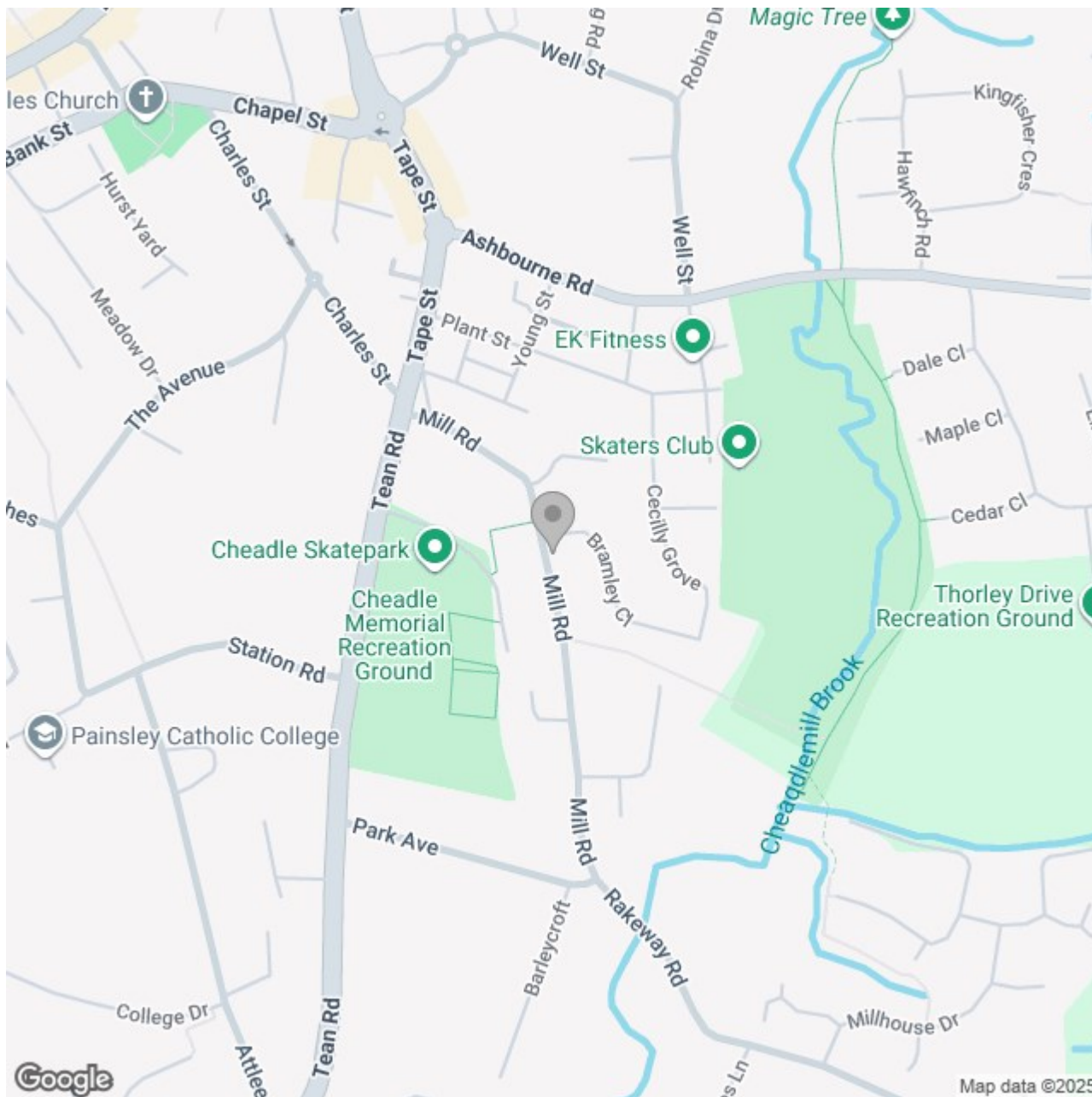
600 ft<sup>2</sup>



(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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               | 66        |
| (39-54) <b>E</b>                            | 46                                                                                                            |           |
| (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  |           |