





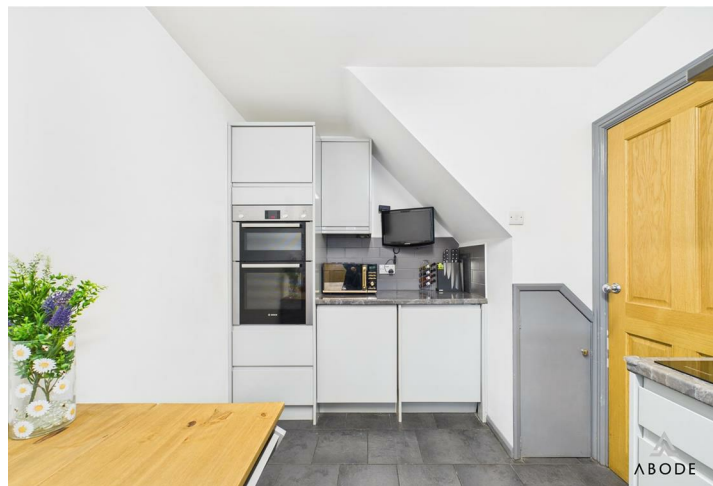
Abode are delighted to present for sale this beautifully maintained two double bedroom semi detached home, offering spacious accommodation throughout.

The property benefits from ample off road parking, a garage, and an enclosed rear garden. Inside, you'll find a stylish modern kitchen diner and a generously sized living room, perfect for both entertaining and everyday family life.

Ideally positioned close to Cheadle Town Centre, the home enjoys easy access to a wide range of local shops, schools, and amenities.

In brief, the accommodation comprises: entrance hallway, living room, kitchen diner, utility area, and a ground floor bathroom. To the first floor are two well proportioned double bedrooms, and a WC.

This property is perfectly suited to first time buyers, downsizers, or investors alike. Early viewing is strongly recommended to fully appreciate all this home has to offer!



ABODE
SALES & LETTINGS

Hallway

UPVC double glazed door leading in from the side and window to the side elevation, central heating radiator, stairs leading to the first floor.

Living Room

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

Kitchen Diner

Modern gloss base and eye level units with complimentary worktops, stainless steel sink with draining board. Integrated cooker, grill and hub with extractor hood over, fridge and freezer. Tiled flooring, partially tiled walls, under stairs storage cupboard, central heating radiator, UPVC double glazed window to the rear elevation and space for a dining table and chairs.

Utility

Base level unit with complimentary worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, central heating radiator and UPVC double glazed windows to the side and rear elevations plus door leading out into the garden.

Bathroom

WC and wash hand basin with storage cupboard below, bath with shower over. Tiled walls, towel radiator, UPVC double glazed window to the rear elevation, two further storage cupboards.

Landing

Access to both bedrooms.

Bedroom

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



WC

WC and wash hand basin with storage cupboards below, central heating radiator, loft access, UPVC double glazed window to the side elevation.

Bedroom

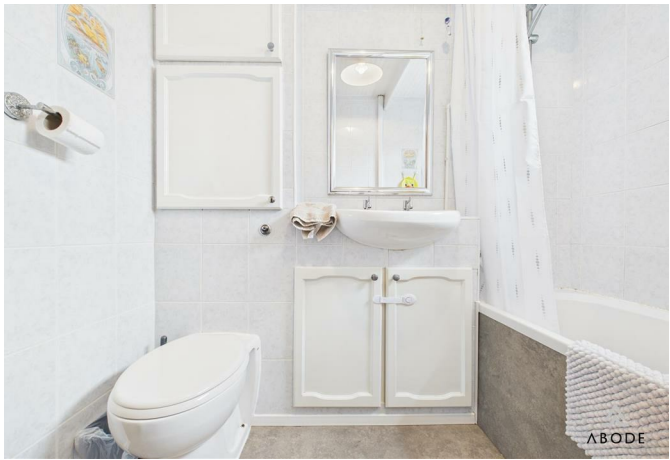
UPVC double glazed window to the front elevation, central heating radiator, airing cupboard and storage cupboard.

Garage

Power and lighting, currently split into two parts. Personal door to the side and double doors opening to the front.

Outside

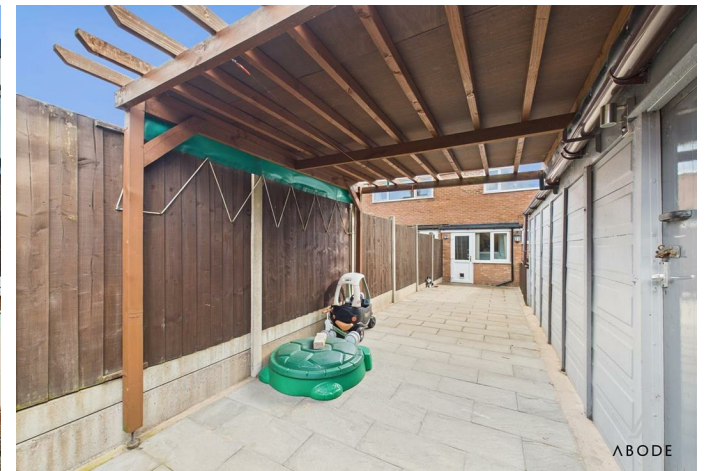




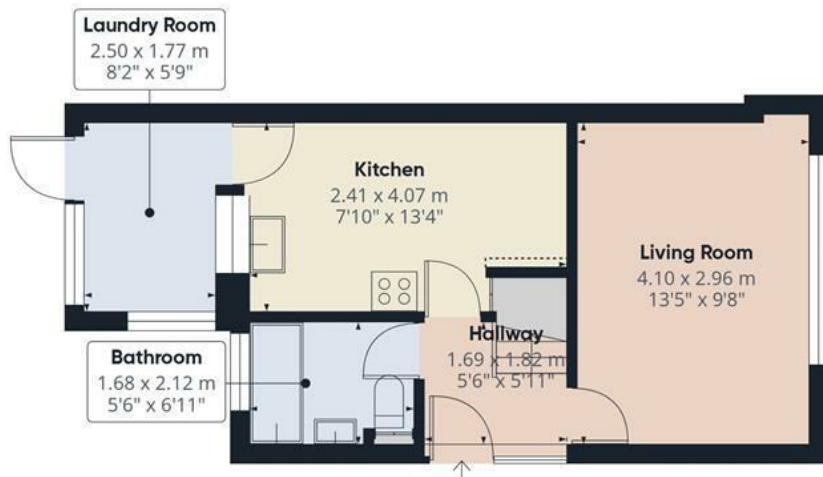


To the front the tarmacadam driveway provides off road parking, with mature borders/ hedging and shared gated access to the rear leading to further parking and the detached garage. The rear garden is laid to patio providing a low maintenance entertaining space, with a covered pergola and outside water tap.

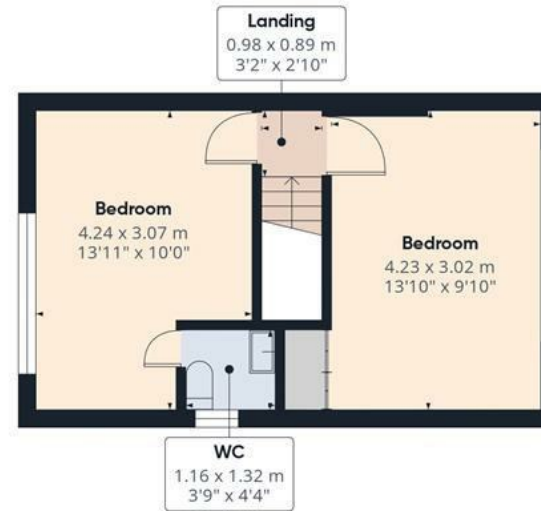








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

82 m²

885 ft²

Reduced headroom

0.1 m²

1 ft²

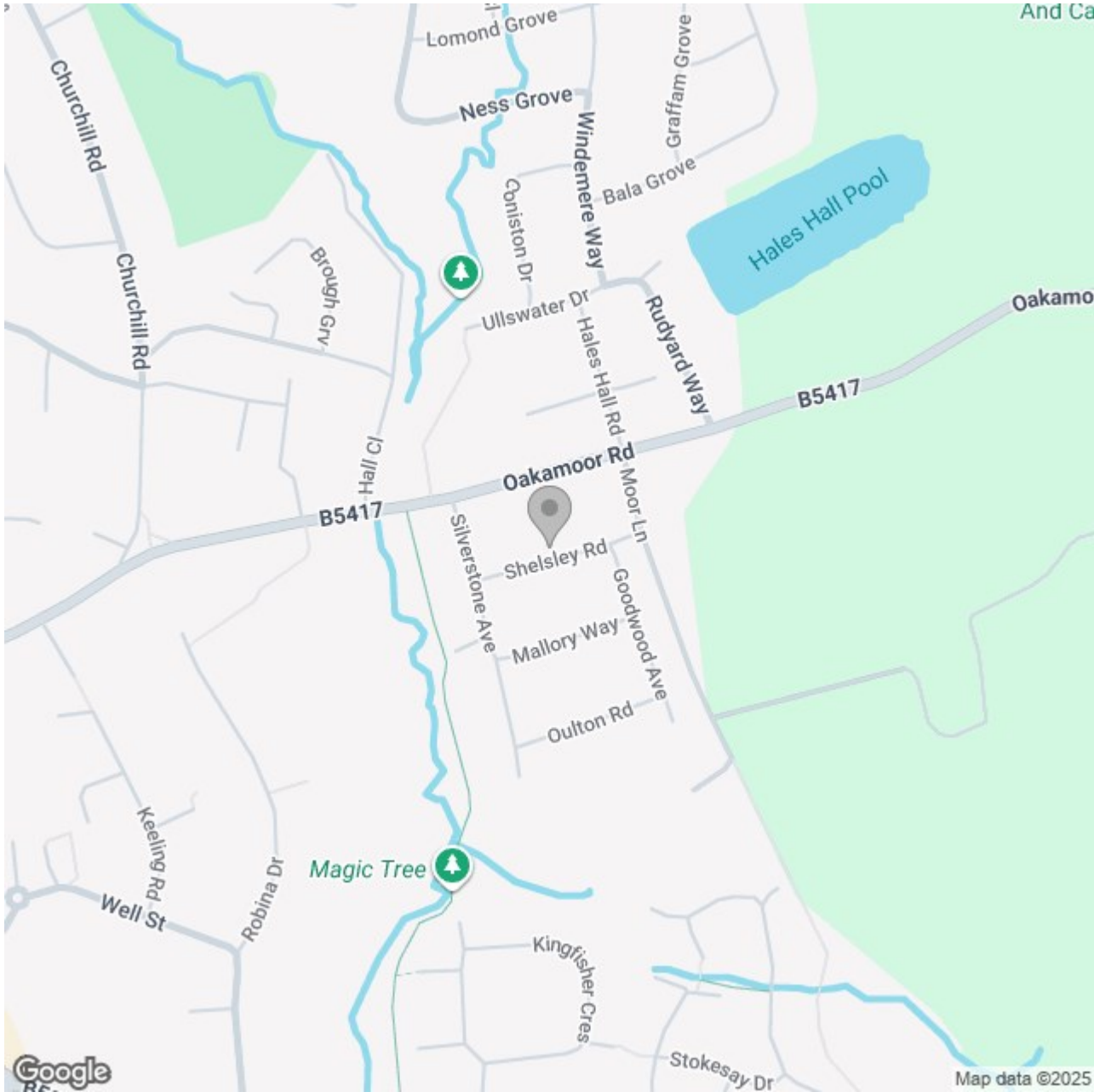
(1) Excluding balconies and terraces

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		84
(69-80) C	69	
(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