





Abode are delighted to offer for sale this well-presented three-bedroom detached family home, enjoying a stunning outlook over the surrounding countryside and Hales Hall Lake.

The property is presented to a good standard throughout and benefits from a driveway to the front providing ample off-road parking, garage, and an enclosed rear garden ideal for families and outdoor entertaining.

Conveniently located, the home offers easy access to Cheadle Town Centre, which provides a wide range of shops, schools, and local amenities, making it an excellent choice for those seeking both tranquillity and convenience.

In brief, the accommodation comprises: entrance porch, entrance hallway, spacious lounge, dining room, kitchen, conservatory, ground floor WC, and a useful utility area. To the first floor are three well-proportioned bedrooms and a family bathroom.

With its exceptional views and desirable location, an early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



ABODE
SALES & LETTINGS

Entrance Porch

UPVC double glazed windows to the front and side, door leading in from the front, tiled flooring.

Entrance Hallway

UPVC double glazed door leading in from the porch, central heating radiator, stairs leading to the first floor, storage cupboard, wooden flooring.

Lounge

Double glazed window to the front elevation, central heating radiator, gas feature fireplace, folding doors into:-

Dining Room

UPVC patio doors leading into the conservatory, central heating radiator.

Conservatory

UPVC double glazed windows surrounding and patio doors leading out into the garden, tiled flooring.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated fridge freezer, cooker, grill and gas hob with extractor hood over. Tiled flooring and partially tiled walls, UPVC double glazed window to the rear elevation overlooking the garden, central heating radiator, wine rack, storage cupboard.

Utility Room

UPVC double glazed window to the rear elevation and door leading out into the garden, space and plumbing for a washing machine and tumble dryer with complimentary worktop, tiled flooring and central heating radiator.



WC

WC and sink, tiled flooring, panelling, central heating radiator and UPVC double glazed window to the side elevation.

Landing

UPVC double glazed window to the side elevation, central heating radiator, loft access.







Bedroom

UPVC double glazed window to the rear elevation over looking Hales Hall Lake, central heating radiator, built on wardrobes with dressing table and drawers.

Bedroom

Double glazed window to the front elevation, central heating radiator, shelving and cupboard.

Bedroom

Double glazed window to the front elevation, central heating radiator, built in storage cupboard/ wardrobe.

Bathroom

Modern suite comprising;- WC, wash hand basin with drawers below, corner shower cubicle with waterfall and hand held shower and bath. Towel radiator, light up mirror, spot lighting and UPVC double glazed window to the side elevation.

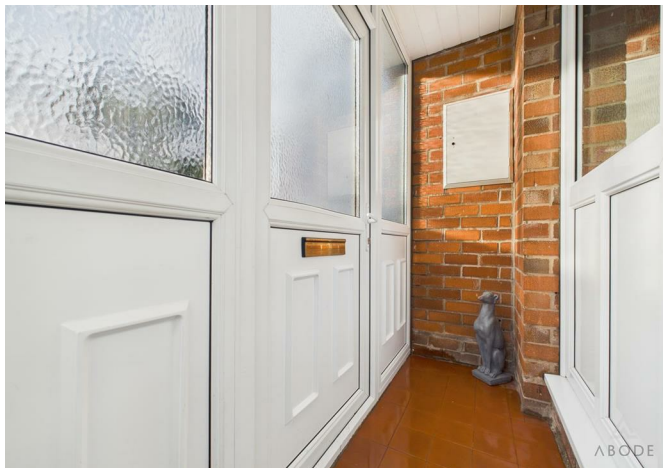
Garage

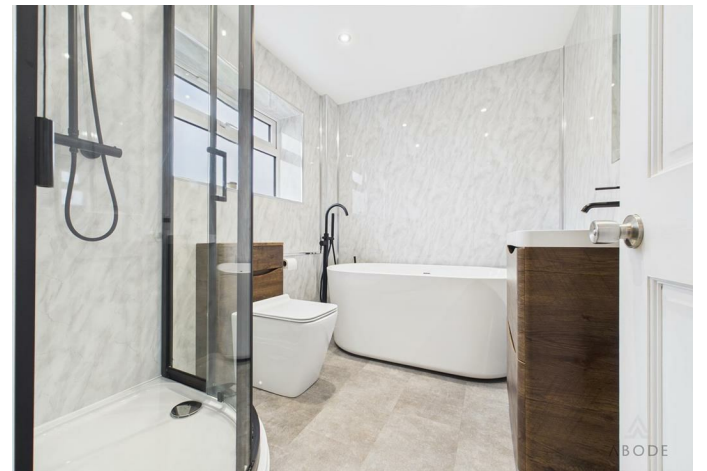
Up and over door to the front, double glazed window to the side elevation, power and lighting.

Outside

Tarmacadam driveway to the front providing ample off road parking, mature borders and access to the rear garden to either side of the property.

The rear garden is enclosed and mainly laid to lawn with two patio areas and mature raised borders. Outside water tap and lovely outlook towards Hales Hall Lake.

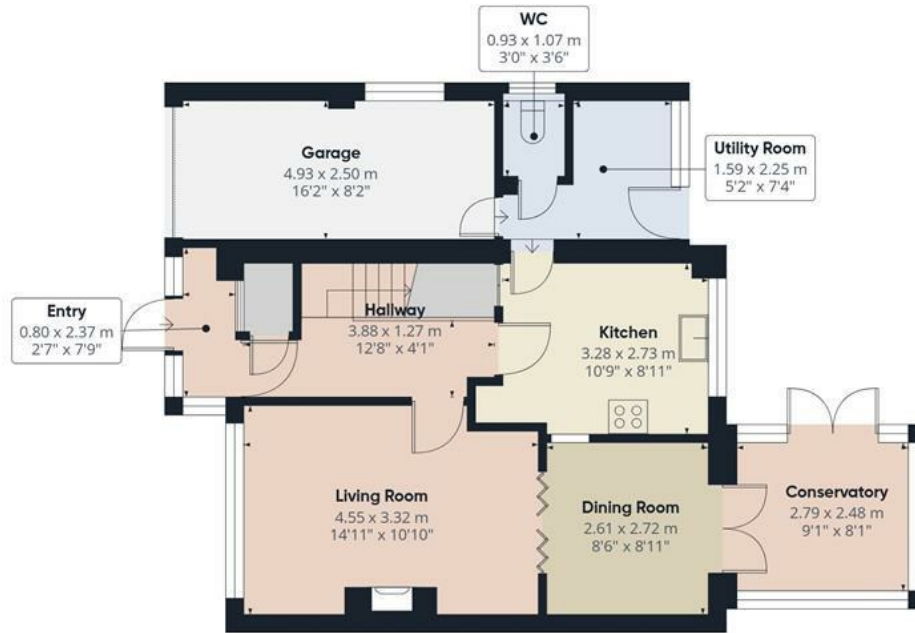












Floor 0

Approximate total area⁽¹⁾

102.3 m²
1099 ft²



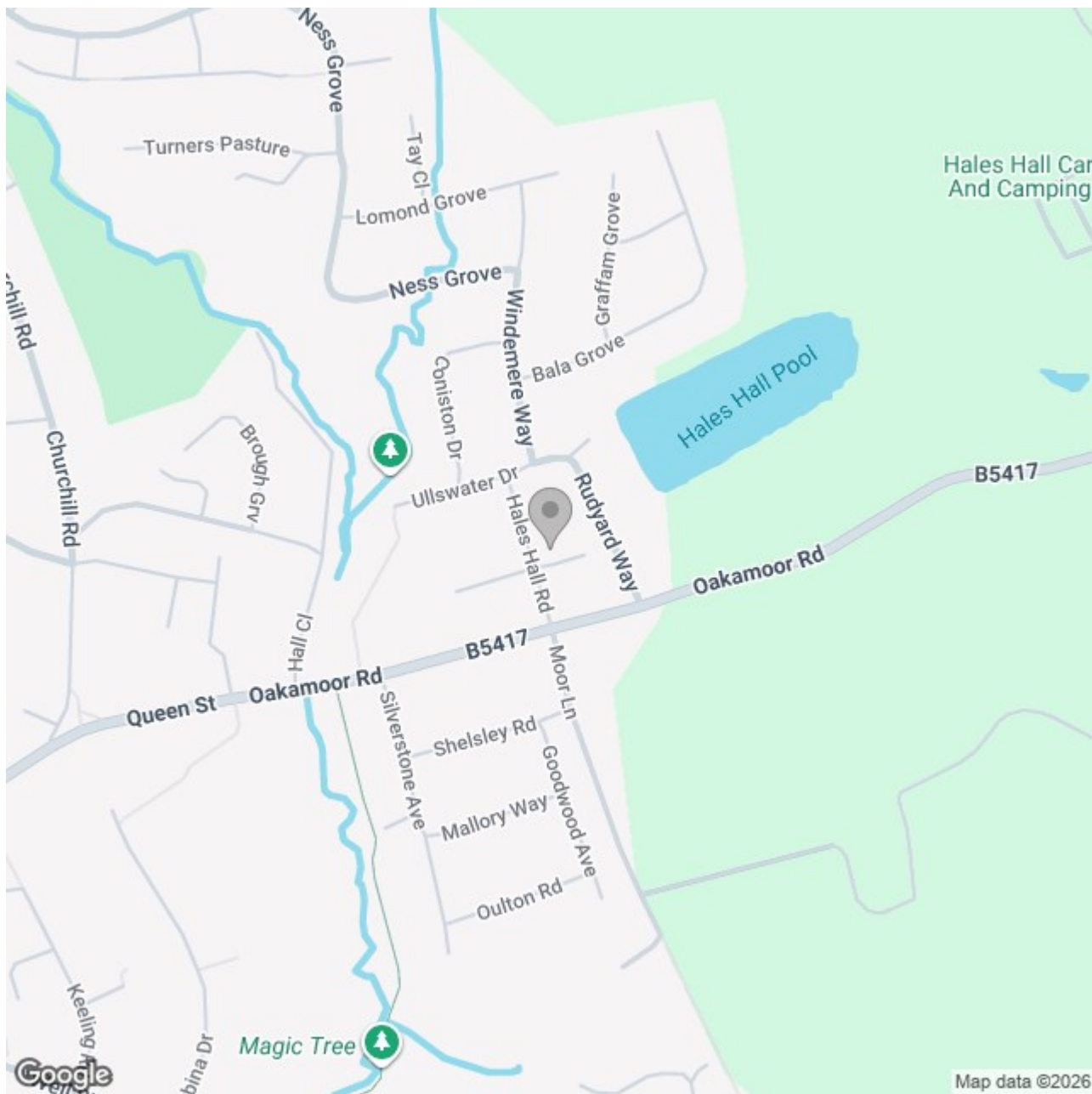
Floor 1

(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) A		
(81-91) B		
(69-80) C		
(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 	