







**\*\*\*OPEN DAY, SATURDAY 6TH JULY -  
10AM - 2PM, NO APPOINTMENT  
NECESSARY \*\*\***

**\*\*\*\* EXTENDED TO OFFER A GARDEN  
ROOM WITH BI-FOLD DOORS ONTO THE  
GARDEN \*\*\*\* Welcome to this charming  
property located on Rakeway Road in a  
picturesque position on the edge of  
Cheadle. This delightful house, built by  
an individual bespoke builder, offers  
stunning countryside views to the front  
and rear. Good size plot with ample  
parking to the side and a great size  
landscaped garden. In brief the  
property offers a lounge dinner, fitted  
breakfast kitchen with party, guest  
cloakroom and a garden room. The first  
floor offers three bedrooms and a family  
bathroom. A VIEWING APPOINTMENT IS  
HIGHLY RECOMMENDED TO FULLY  
APPRECIATE THIS PROPERTY AND ITS  
DELIGHTFUL POSITION. \*\*\*\* NO CHAIN  
\*\*\*\***



 **ABODE**  
SALES & LETTINGS



## LOUNGE DINER

18'3 x 15'6

Entrance door into the lounge diner with upvc double glazed window to the front, radiator, stairs to the first floor, under stairs storage cupboard and door to the kitchen.

## KITCHEN

13'6 x 11'6

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with flexi mixer tap. Fitted electric oven and hob with extractor hood, integrated fridge freezer and dishwasher. Plumbing and space for a washing machine, upvc double glazed window, radiator, open through to the garden room and door to the party.

## PANTRY

Shelving and door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## GARDEN ROOM

12'5 x 10'5

Stunning room with windows and bi-fold doors onto the garden, radiator and a skylight window.

## FIRST FLOOR LANDING

Loft access with pull down ladder and part boarded and doors to -



## BEDROOM I

15'8 x 11'4

Two upvc double glazed windows to the front and a radiator.











### **BEDROOM 2**

12'2 x 8'9

Upvc double glazed window to the rear and a radiator.

### **BEDROOM 3**

13'7 x 6'5

Upvc double glazed window to the rear and a radiator.

### **BATHROOM**

8'1 x 5'6

Wood panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and a upvc double glazed window.



### **OUTSIDE**

Ample parking to the side of the property with additional private parking with a garden area. Gated access into the enclosed rear garden offering a good size lawn, paved patio and a composite garden shed. There is an outside tap and electric point.

### **INTERNET**

Fibre internet available.





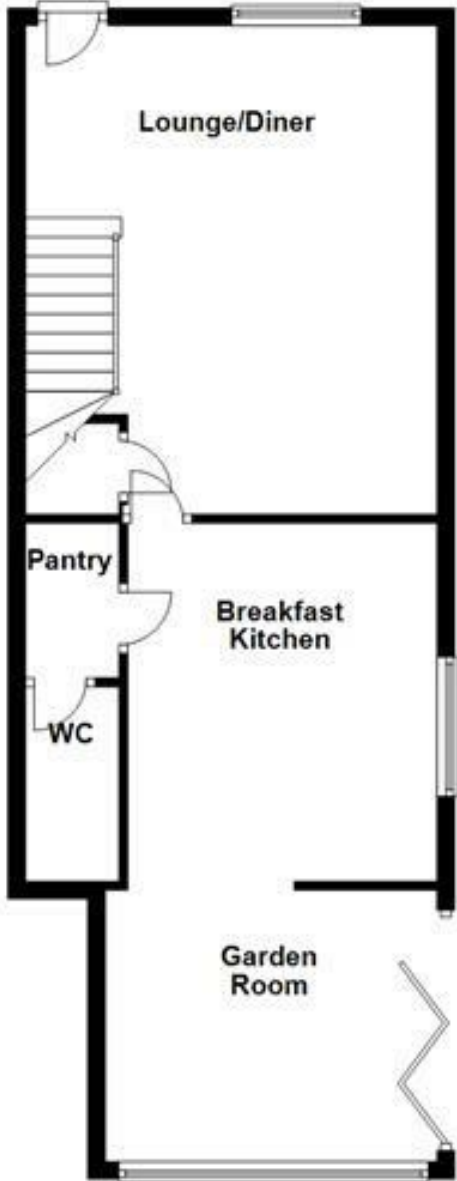








**Ground Floor**



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Ulloxetter-Ashbourne  
Plan produced using PlanUp.



**First Floor**

