





\*\*\*\* IMMACULATE  
DETACHED BUNGALOW IN  
THE HEART OF CHEADLE  
\*\*\*\* Offered for sale with  
no upward chain and  
briefly comprising a hall,  
lounge and conservatory,  
fitted kitchen and rear  
porch, two double  
bedrooms and a  
bathroom. Easy to  
maintain gardens, drive  
and a detached garage.



## HALL

Entrance door into the hall with radiator and doors to -

## LOUNGE

Feature fireplace with electric fire, radiator and upvc double glazed window.

## CONSERVATORY

Upvc double glazed window and doors onto the garden, radiator and wood effect flooring.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Electric double oven and hob, plumbing and space for a washing machine, further appliance spaces, upvc double glazed window to the rear and door to the porch/utility.

## PORCH

Upvc double glazed windows and door onto the garden.

## BEDROOM

Radiator and upvc double glazed window.

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 **ABODE**  
SALES & LETTINGS

## BATHROOM

Panel enclosed bath with a mixer tap and shower attachment, double shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Blocked paved patio areas with shaped borders with shrubs and plants, garden shed. Drive and a single garage.



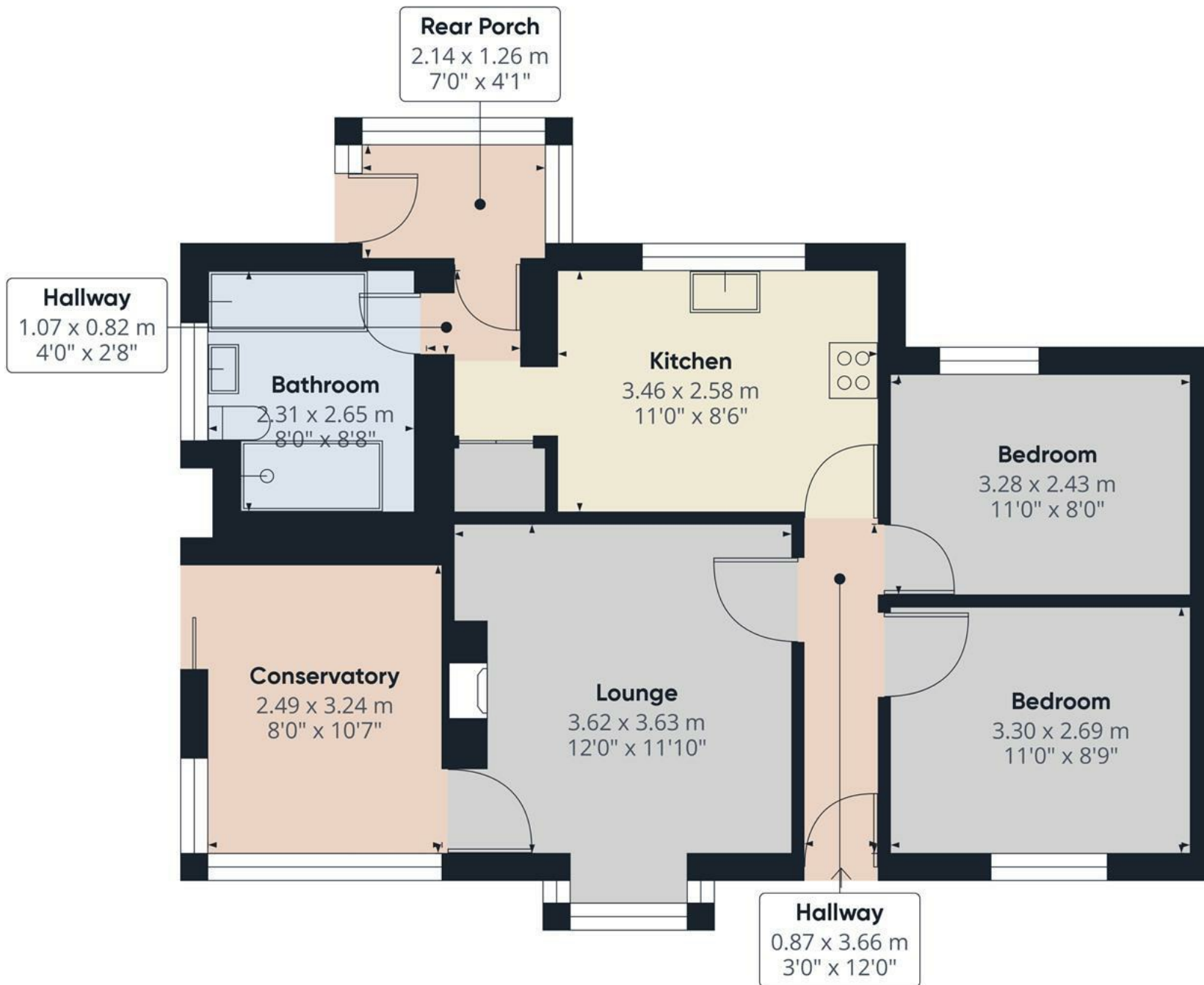
 **ABODE**  
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Approximate total area<sup>(1)</sup>

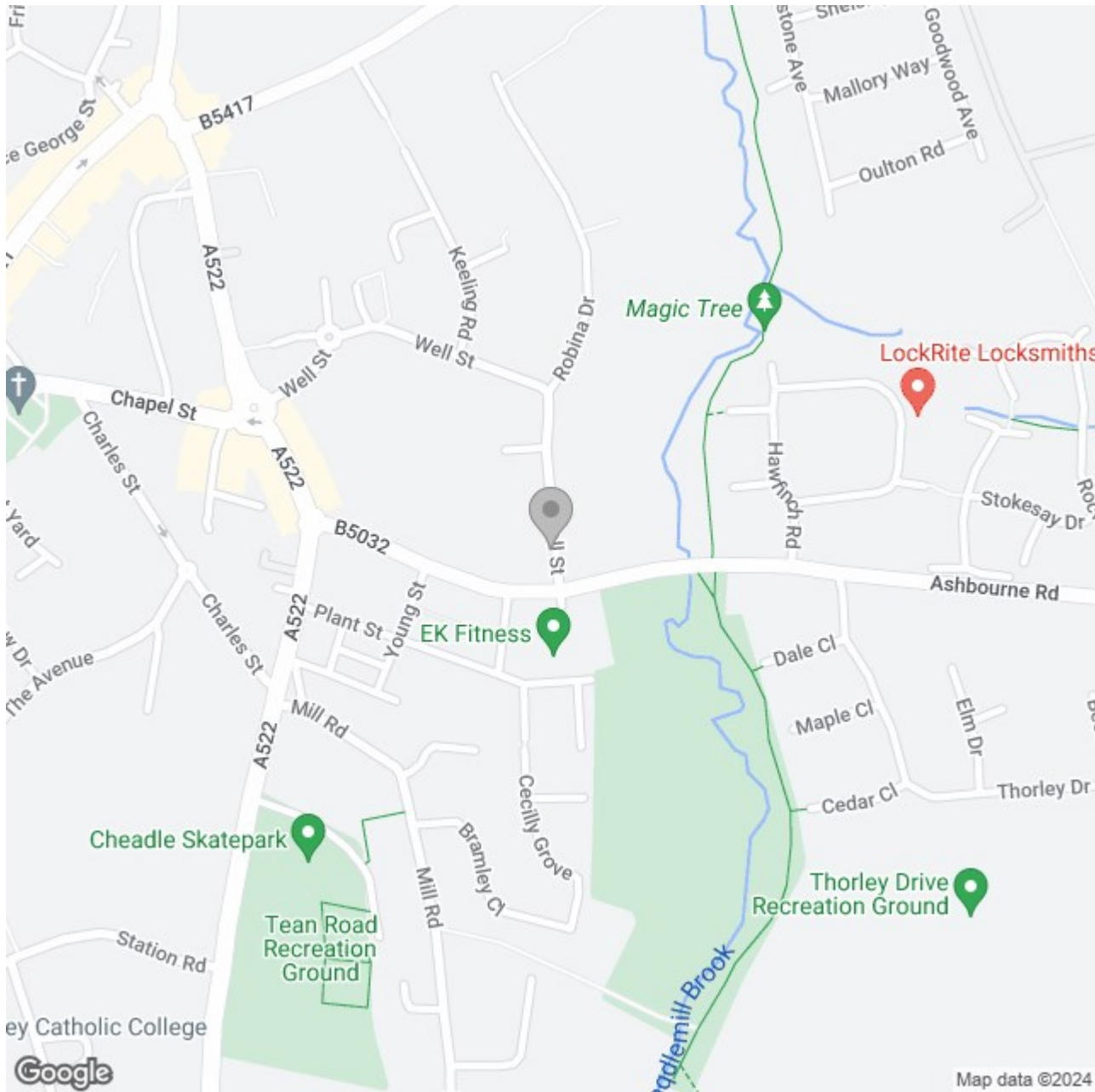
62.59 m<sup>2</sup>

673.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(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	