





*** IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS *** GENEROUS THREE BEDROOM SEMI DETACHED HOME *** ENCLOSED GARDEN ***

Abode are pleased to offer for sale this three bedroom, semi detached family home, situated within a large plot on the edge of Cheadle, Staffordshire.

Spacious throughout, this is a rare opportunity to secure a lovely family home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - entrance hall, kitchen, good sized living room with patio door to the rear and guest cloakroom with white suite to the frontage.

The first floor provides three good size bedrooms- two with built in wardrobes, and family bathroom.

A large plot surrounds the property with lawn and patio. Potential to create off road parking subject to relevant permissions.



 **ABODE**
SALES & LETTINGS

Entrance Hall

Central heating radiator, understairs storage cupboard.

Downstairs WC

WC and sink, cupboard housing the boiler.

Kitchen

Base and eye level units with complimentary worktops, sink with drainer, UPVC double glazed window to the rear elevation overlooking the garden, partially tiled walls, space and plumbing for washing machine, fridge freezer and cooker. Central heating radiator, door leading out into the garden.

Living Room

UPVC double glazed window to the front elevation, patio doors leading out into the rear garden, television point.

Landing

UPVC double glazed window to the side elevation, loft access, airing and storage cupboards, access to all bedrooms and family bathroom.

Master Bedroom

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

Bedroom

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

Bedroom

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



Bathroom

Bathroom suite comprising bath with electric shower over, WC and sink, central heating radiator and UPVC double glazed window to the front elevation.

Garden

Front and side garden mainly laid to lawn with path leading to the front door. Potential to create off road parking to the front subject to relevant planning permissions. To the rear the garden is enclosed and mainly paved, with garden shed.

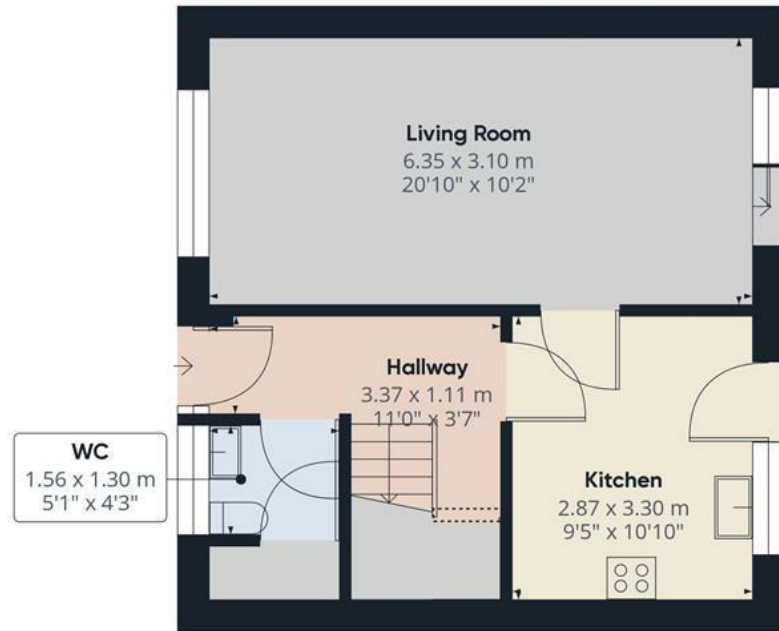




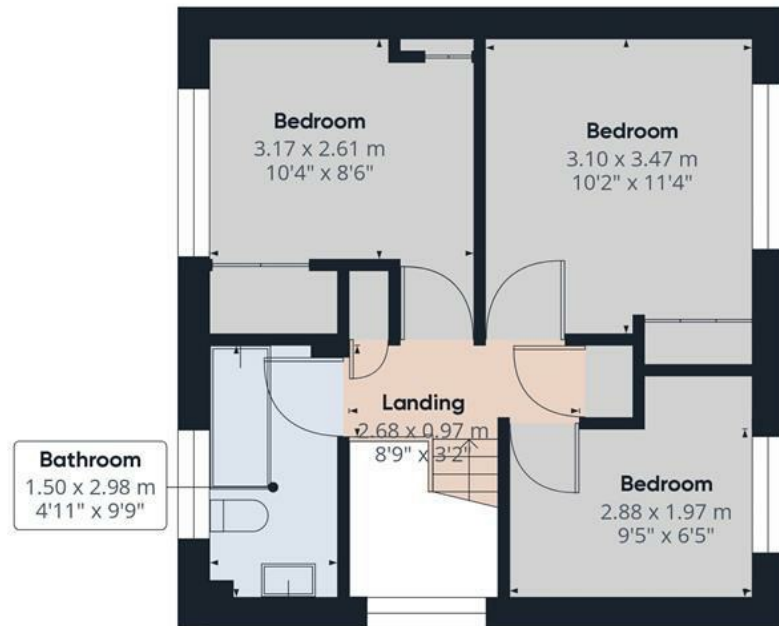
Please note the property is of non standard construction, please contact us if you would like to discuss with our mortgage advisor.







Floor 0



Floor 1

Approximate total area⁽¹⁾

76.98 m²
828.61 ft²

Reduced headroom

0.12 m²
1.29 ft²

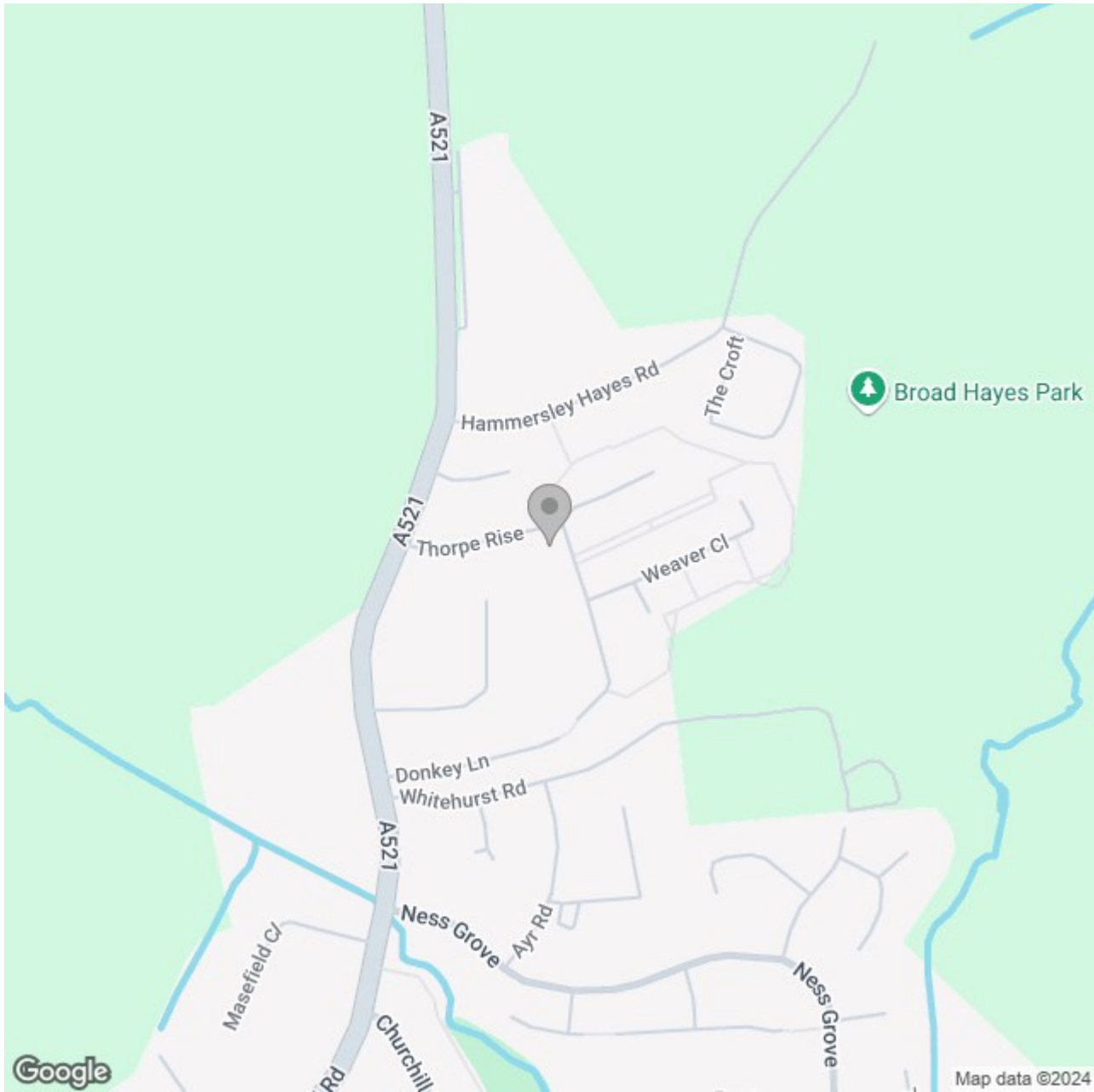
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	