







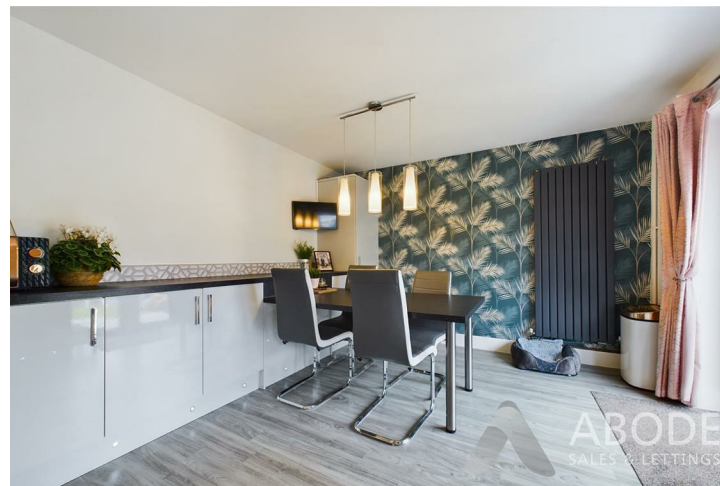
This beautifully updated detached home offers spacious family living in a sought-after residential estate, available with no upward chain.

A tarmac driveway at the front provides ample parking, while a gated side driveway offers secure access to the rear. The side entrance leads to a large hallway, connecting all ground-floor rooms. The front lounge features a modern electric fireplace and a stylish media wall. At the rear, the open-plan kitchen/dining area with high-gloss units and a range of fitted appliances. An additional reception room can serve as a home office, playroom, or fourth bedroom. A guest cloakroom completes the ground floor.

Upstairs, there are two spacious double bedrooms, one with built-in wardrobes, a single bedroom, and a modern family bathroom.

The landscaped rear garden features an Indian stone patio, a lawn and garden room, currently used as a gym. There is also a detached garage with electric roller door, ideal for storage or conversion,

Located on a generous plot near Cheadle Town Centre, this home offers easy access to local amenities and excellent schools.



### Hallway

With a UPVC double glazed frosted side entry door leading into, dog leg staircase rising to the first floor landing with a useful under stairs storage space, central heating radiator, thermostat, smoke alarm and terminal entries leading to:

### Lounge

With a UPVC double glazed window to the front elevation, a focal point electric fireplace, TV aerial point and vertically mounted central heating radiator.

### Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low-level WC and wash hand basin.

### Study/Play Room

A room which offers a versatile number of uses to a discerning buyer, currently utilised as a playroom but could equally be used as a study or home office. With a UPVC double glazed window to the front elevation, central heating radiator and master telephone socket.











### Kitchen/Diner

With a UPVC double glazed window to the rear elevation, featuring a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. Integrated appliances include a four ring electric hob with built-in extractor./grill, composite sink and drainer with mixer tap, fridge, freezer, plumbing space for further under counter white goods, LED lighting to kickboards.

The dining area which is base and eye level storage cupboards also with drop edge preparation work surfaces and utility cupboard, UPVC double glazed French doors leading to the rear patio and a vertically mounted central heating radiator

### Landing

With a UPVC double glazed window to the side elevation, access to loft space via loft hatch, smoke alarm, airing cupboard housing eye level shelving, central heating gas boiler and hot water immersion tank, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, featuring a range of built-in fitted wardrobes comprising of hanging rails and shelving, TV aerial point, eaves storage space and central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three piece bathroom suite comprising of low level WC, wash hand basin with chrome tap fittings, bath unit with showerhead attachment and mixer tap and central heating radiator.



### Outside

The left side elevation features a tarmac driveway providing ample parking space. There is a further gated entry to the right elevation, with entry door to the home. The rear is bounded by timber fence panels with concrete posts to the perimeter. The patio is Indian stone paved throughout and benefits from a laid to lawn garden featuring a variety of herbaceous borders and plants. To the right side is a detached single garage with electric roller door to front.

Situated to the rear of the plot is a timber framed garden room with anthracite UPVC double glazed French doors and window. The garden room offers a range of uses to a discerning buyer, currently utilised as a gym but could equally be used simply to enjoy the garden views.



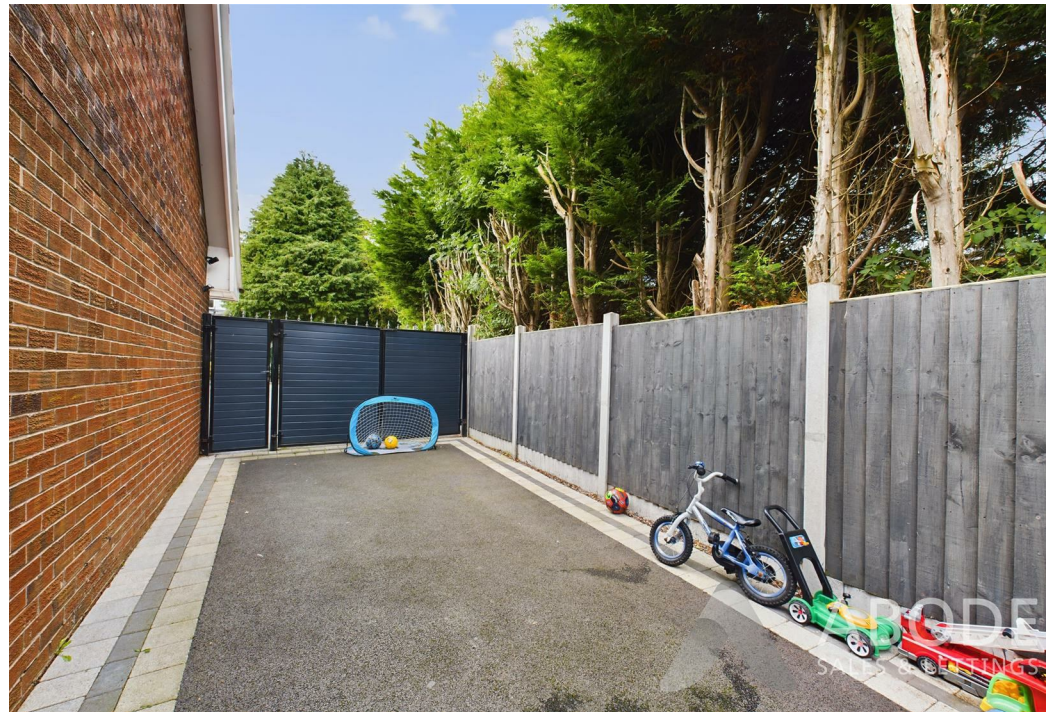








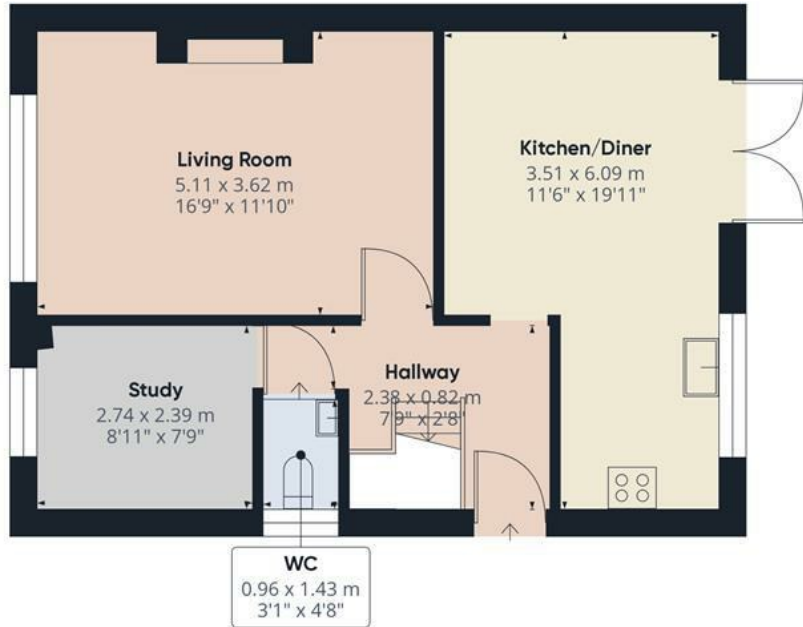








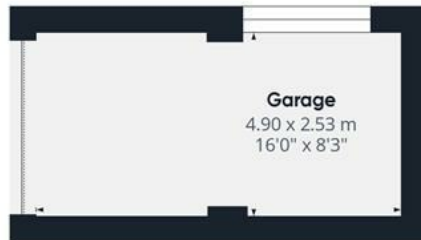




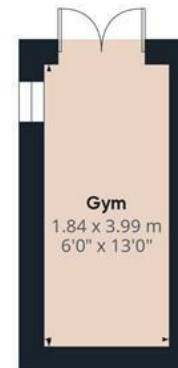
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



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

106.51 m<sup>2</sup>

1146.46 ft<sup>2</sup>

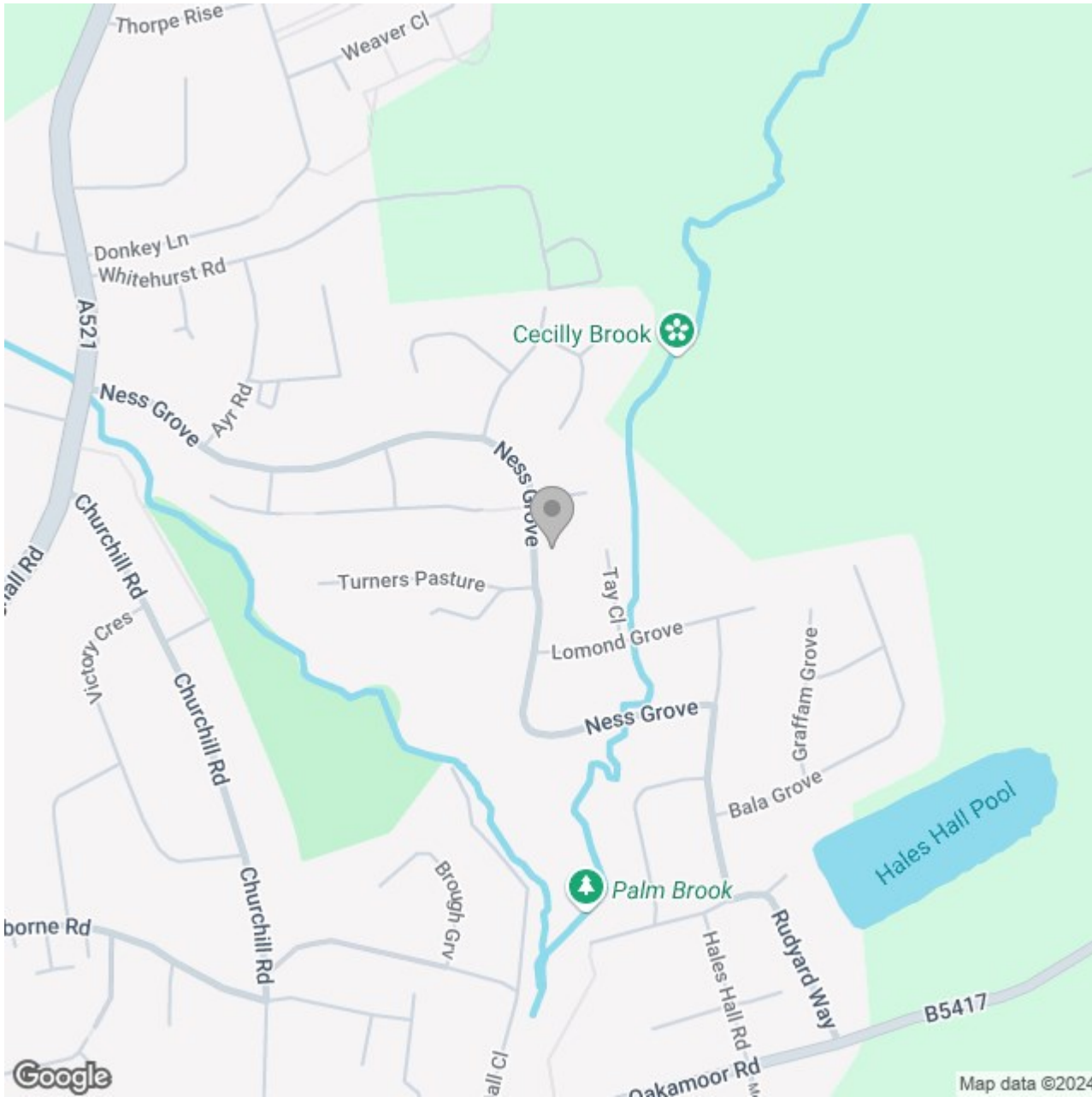
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	