





Abode are delighted to offer for sale this two bedroom, mid terraced home, which is conveniently situated within close proximity to Cheadle Town Centre, its schools (rated good and outstanding), shops and amenities. Benefiting from a recently fitted boiler and new flooring in the kitchen and master bedroom, the property is situated just off Charles Street providing a quiet location.

The property is perfect for first time buyers, buy to let investors or even those looking for a holiday home.

In brief, the property comprises living room and kitchen to the ground floor, and two bedrooms and a shower room to the first floor.

Having a low maintenance front garden and being well presented throughout, an early viewing is highly recommended!



 **ABODE**
SALES & LETTINGS

Living Room

Door leading in from the front garden, UPVC double glazed window to the front elevation, central heating radiator, gas feature fireplace, television point.

Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, UPVC double glazed window to the rear elevation, space and plumbing for cooker, washing machine and fridge freezer. Central heating radiator, breakfast bar, partially tiled walls.

Landing

Access to all rooms on the first floor, loft access.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in cupboard housing the combi boiler.

Bedroom

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

Shower Room

White suite comprising free standing shower cubicle, wash hand basin and WC, tiled walls and central heating radiator.

Garden

Garden to the front of the property which is enclosed with gated access. The garden is low maintenance being patio which is perfect for entertaining!









Floor 0



Landing
1.24 x 1.33 m
4'0" x 4'4"

Floor 1

Approximate total area⁽¹⁾

35.1 m²

377.8 ft²

Reduced headroom

0.21 m²

24.43 ft²

(1) Excluding balconies and terraces

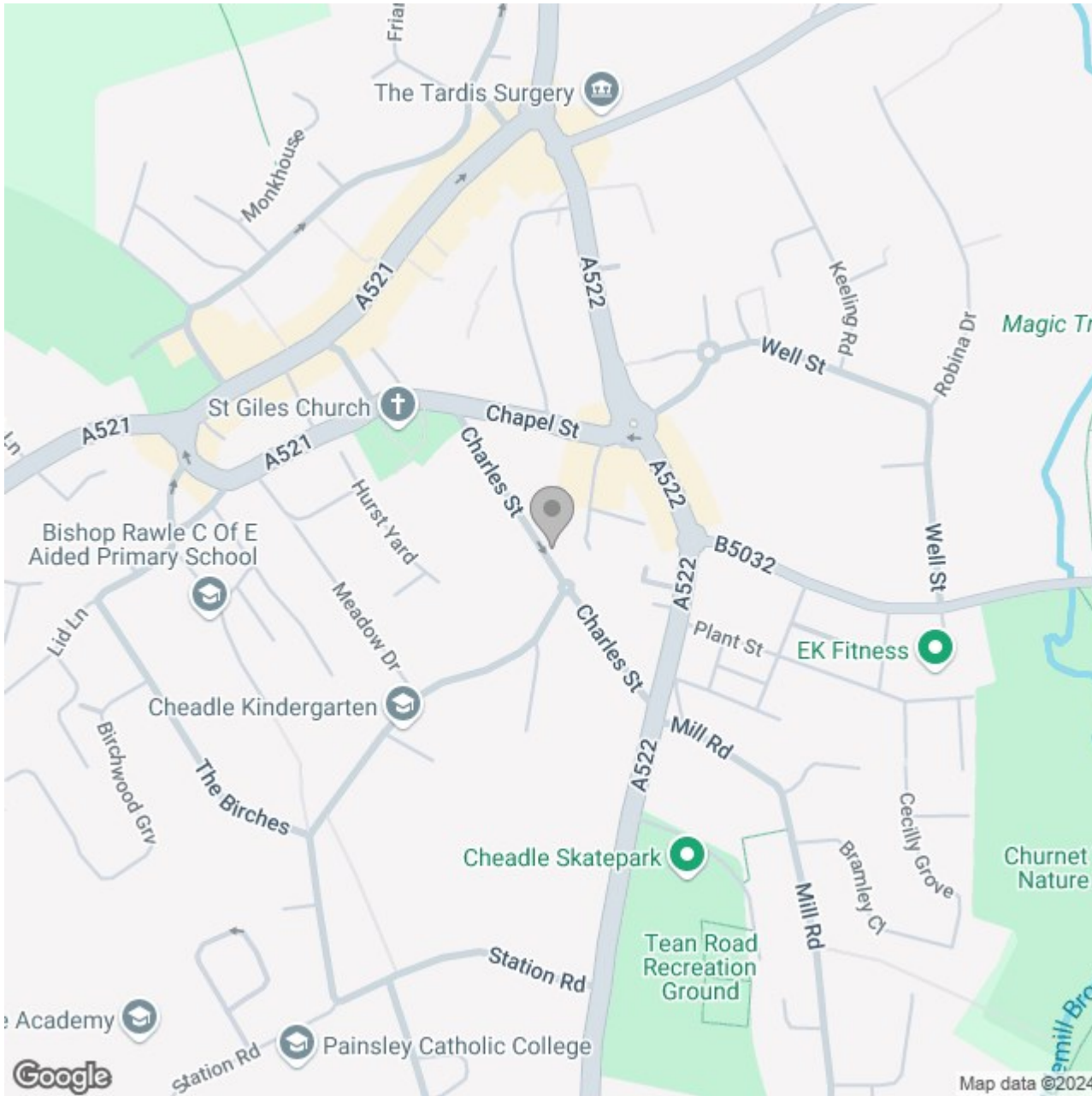
Reduced headroom

..... 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		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	