







Abode are delighted to offer for sale this beautifully presented, four bedroom detached family home, benefiting from a generous enclosed garden and off road parking for numerous cars.

The property is ideally situated within close proximity to Cheadle Town Centre, with its outstanding rated schools, amenities and shops.

Having been improved by the current owners, the property offers a modern kitchen diner with newly fitted utility, four generous bedrooms and a sizeable garden laid to lawn and patio.

In brief, the property comprises; entrance hall, downstairs WC, living room, kitchen diner and utility to the ground floor, and four bedrooms with an ensuite to the master, and a family bathroom to the first floor.

An early viewing is HIGHLY recommended to appreciate this lovely family home.





### Entrance Hall

Door leading in from the driveway, central heating radiator, stairs leading up to the first floor, under stairs storage cupboard.

### Downstairs WC

White wash hand basin and WC, central heating radiator.

### Living Room

UPVC double glazed window to the front elevation, two central heating radiators, feature log burner with hearth, patio door leading into the garden.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, built in cooker and hob with extractor fan over, space and plumbing for a fridge freezer and dishwasher. Two UPVC double glazed windows to the rear elevation overlooking the garden, one and a half bowl sink with draining board, central heating radiator, cupboard housing the combination boiler, open to the dining area with door leading out into the garden.

### Utility

Base level units with complimentary worktops, space and plumbing for a washing machine, tumble dryer and fridge freezer. One and a half bowl sink with draining board, central heating radiator.

### Landing

Loft access, airing cupboard and access to all bedrooms and the family bathroom.



### Master Bedroom

Two UPVC double glazed windows to the front elevation, central heating radiator, built in mirrored wardrobes.

### Ensuite

Suite comprising wash hand basin, WC and freestanding single shower cubicle. Central heating radiator, UPVC double glazed window to the side elevation and tiled flooring and walls.











### Bedroom

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

### Bedroom

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

### Bedroom

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

### Bathroom

White suite comprising wash hand basin, WC and bath, built in television, UPVC double glazed window to the rear elevation, central heating radiator, tiled flooring and walls.



### Outside

To the front of the property the driveway offers parking for multiple cars, with a garden laid to lawn with bush borders and a well established tree. The rear garden can be accessed either side of the property via gates, and is enclosed with patio area surrounding the property, the main of the garden being laid to lawn. The garden offers mature borders with trees and shrubs, an outside water tap and an impressive bar with power and lighting.







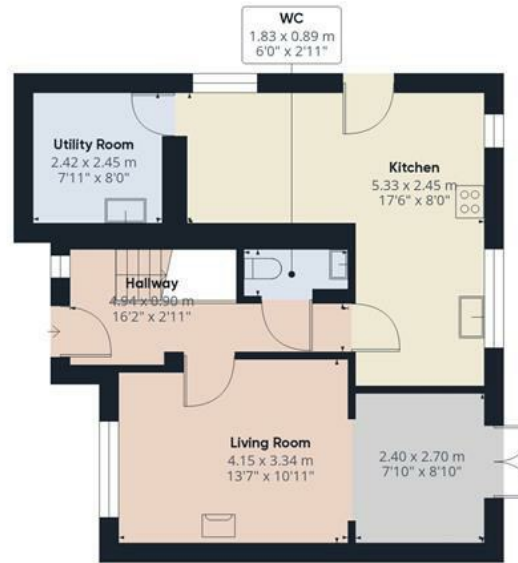










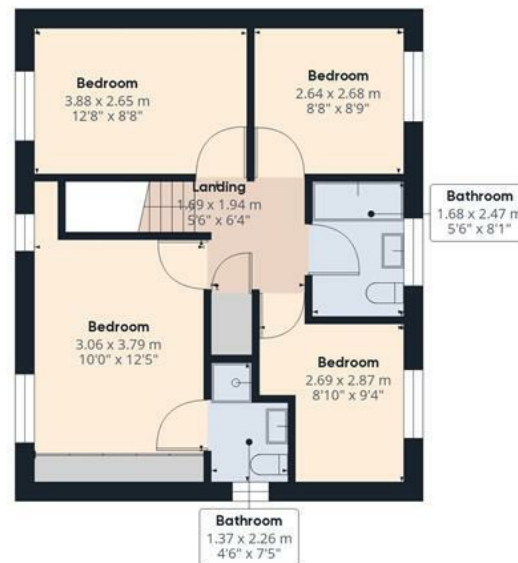


Floor 0

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

105.45 m<sup>2</sup>

1135.06 ft<sup>2</sup>



Floor 1

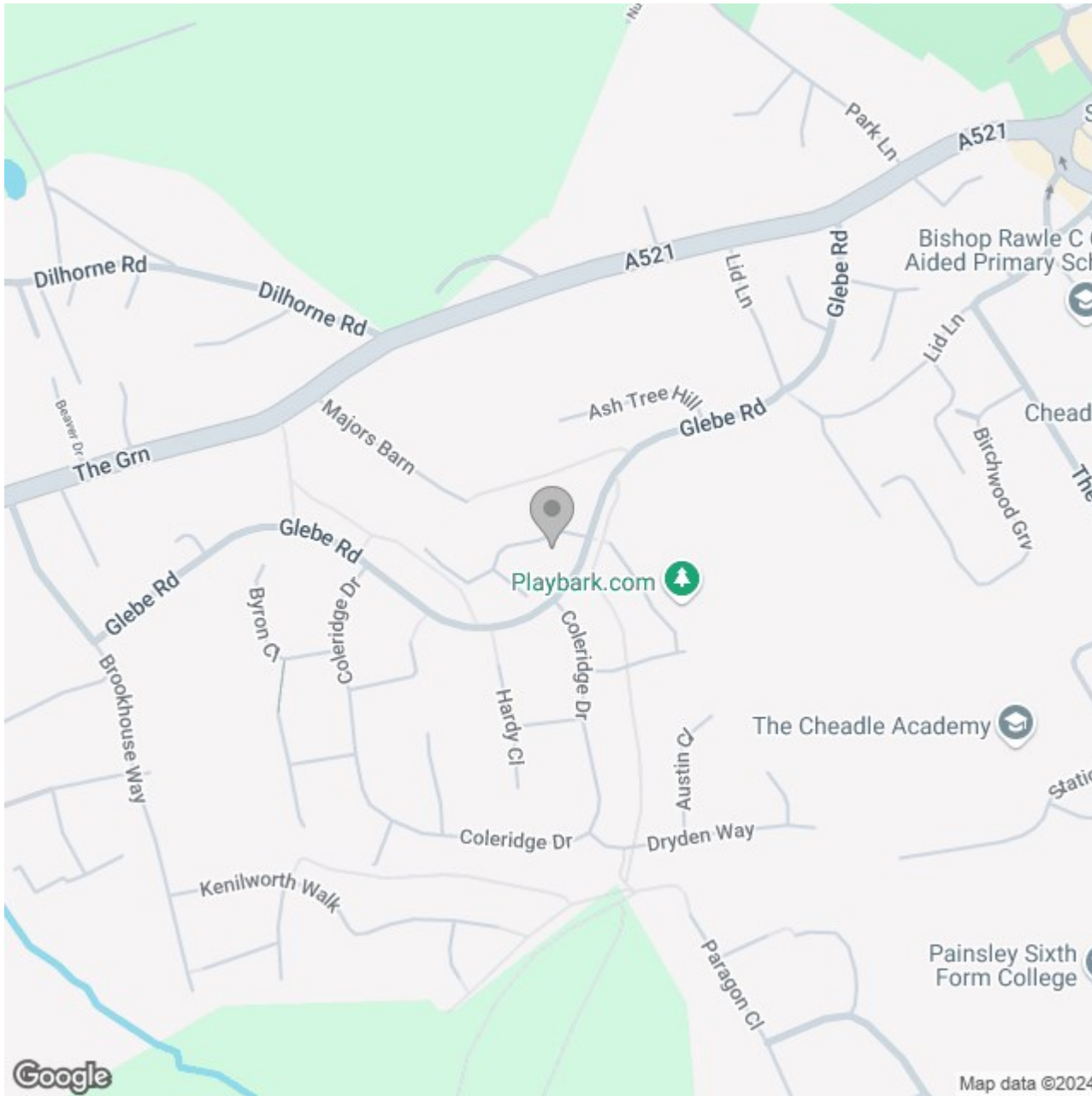
(1) Excluding balconies and terraces

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>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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	