







This three bedroom, detached family home boasts off road parking for multiple cars, a detached single garage and enclosed gardens surrounding the property.

In brief, the property comprises;- entrance porch, entrance hallway, lounge diner, modern kitchen and conservatory to the ground floor, and three bedrooms and a shower room to the first floor.

Being located within close proximity to Cheadle Town Centre, this home offers easy access to local amenities and excellent schools.

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





### Entrance Porch

With UPVC double glazed door leading into, UPVC double glazed windows to side elevations, internal door leading to:

### Entrance Hall

With staircase rising to the first floor landing, central heating radiator, thermostat, smoke alarm, internal door leading to:

### Lounge Diner

With a UPVC double glazed bay window to the front elevation with built-in shutter blinds, the focal point of the room being the electric fireplace with a timber Adam surround, tiled backing and hearth, TV aerial point, two central heating radiators, smoke alarm, internal door leading to:

### Kitchen

Featuring a range of matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces and display cabinet units. A range of integrated appliances include a stainless steel sink and drainer with mixer tap, four ring electric hob, oven/grill, built-in extractor, fridge, washing machine and freezer, smoke alarm, UPVC double glazed window to the rear elevation and UPVC double glazed door leading to the rear patio.

### Conservatory

With UPVC double glazed windows to both side and rear elevations, UPVC double glazed door leading to the rear garden and central heating radiator.



### Landing

With a UPVC double glazed window to the side elevation, access into loft space via loft hatch with pull down ladders, alarm system unit, airing cupboard housing the hot water tank with eye level shelving, internal doors lead to:

### Bedroom

With a UPVC double glazed window to the front elevation, featuring a range of built-in fitted wardrobes with mirrored fronts and storage drawers and central heating radiator.











### Bedroom

With UPVC double glazed window to the rear elevation, with a range of base and eye-level wardrobes, drawers and dressing table and central heating radiator.

### Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, useful over stair storage cupboard with eye level shelving.

### Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level to WC, wash hand basin with mixer tap, double shower cubicle with electric shower over and complementary tiling to both floor and wall coverings, chrome heated towel radiator and spotlighting to ceiling.













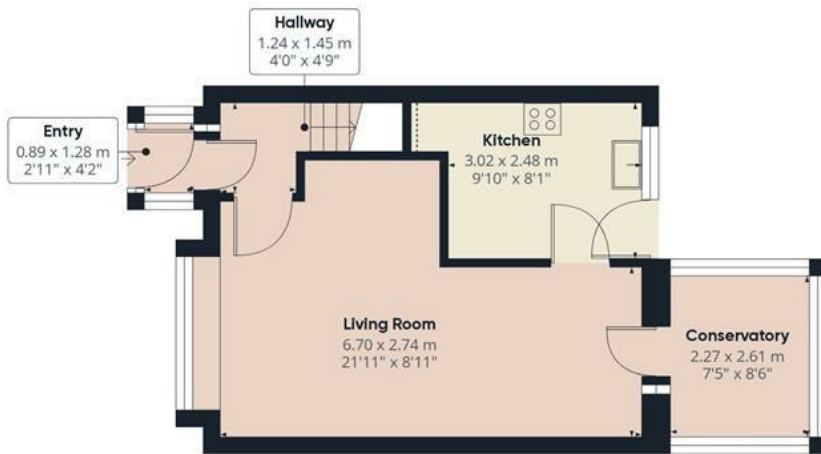






ABODE  
SALES & LETTINGS





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

93.36 m<sup>2</sup>  
 1004.93 ft<sup>2</sup>

**Reduced headroom**

0.08 m<sup>2</sup>  
 0.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

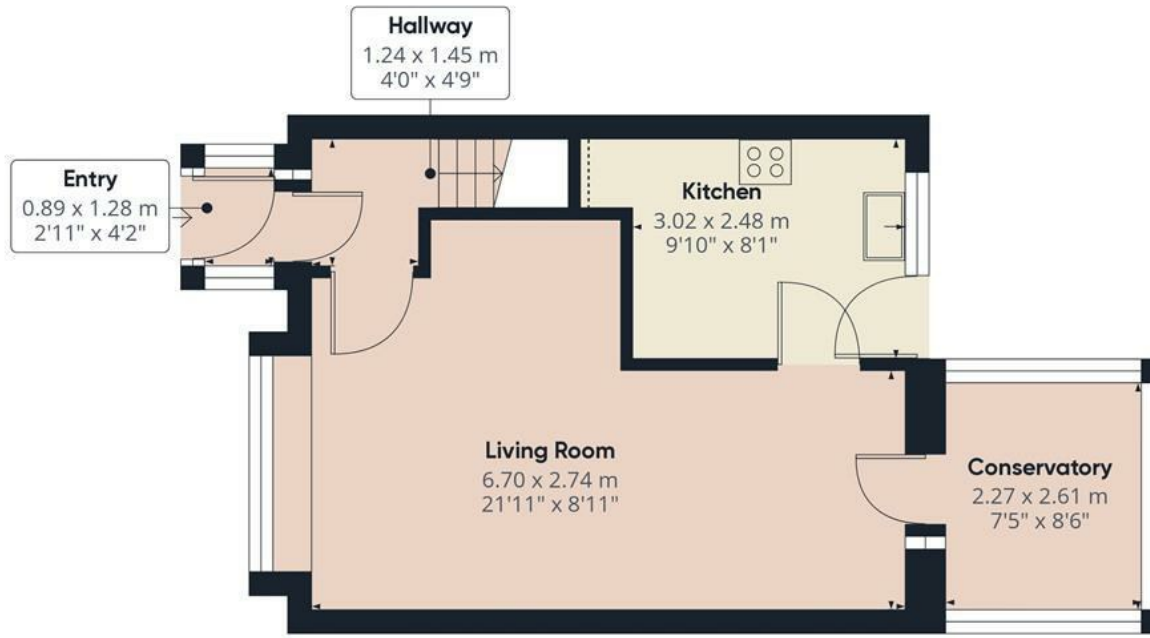
..... Below 1.5 m/5 ft

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**





Floor 0 Building 1



Floor 1 Building 1

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

75.25 m<sup>2</sup>  
810 ft<sup>2</sup>

**Reduced headroom**

0.08 m<sup>2</sup>  
0.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

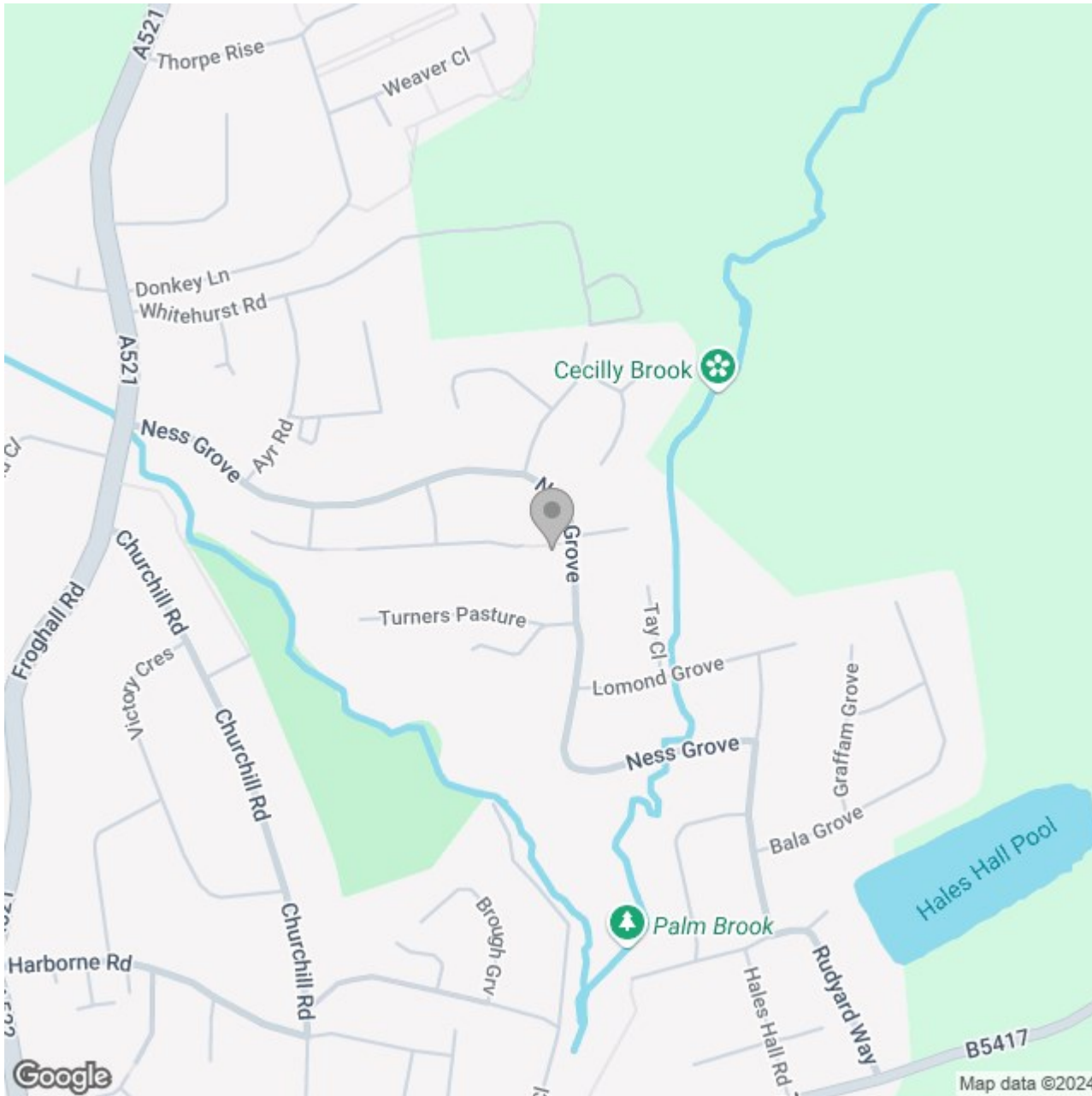
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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	