



## 7 Winpenny Lane , Cheadle, ST10 1FW

This modern, four bedroom detached family home is beautifully presented throughout, boasting an integral garage, off road parking for two cars and a rear, enclosed garden. The property is well situated being within close proximity to Cheadle Town Centre, its shops, outstanding schools and amenities- perfect for growing families. This spacious home has been improved by the current owners, with an upgraded quality kitchen, and landscaped garden- ideal for entertaining.

In brief, the property comprises; entrance hallway, cloakroom, living room and kitchen diner to the ground floor, and a master bedroom with ensuite, three further bedrooms and a family bathroom to the first floor.

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

£274,995

# 7 Winpenny Lane , Cheadle, ST10 1FW



- Detached family home
- Upgraded quality kitchen
- Ensuite to the master bedroom
- Four bedrooms
- Integral garage
- Landscaped rear garden
- Driveway

Entrance Hall

Garage

Living Room

Outside

Kitchen Diner

Downstairs WC

Landing

Master Bedroom

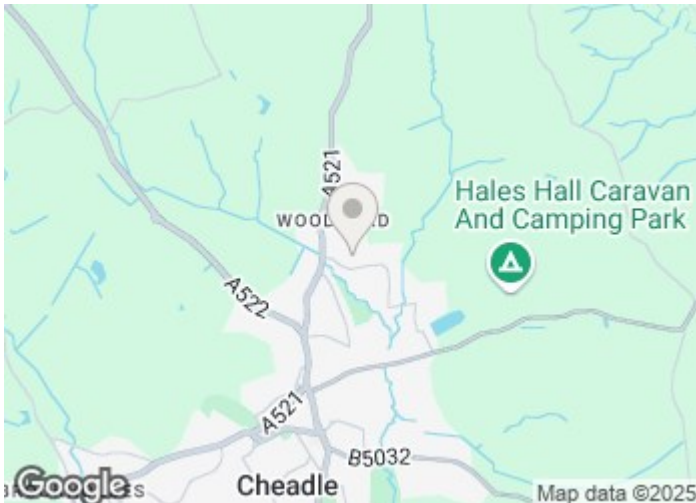
Ensuite

Bedroom

Bedroom

Bedroom

Bathroom

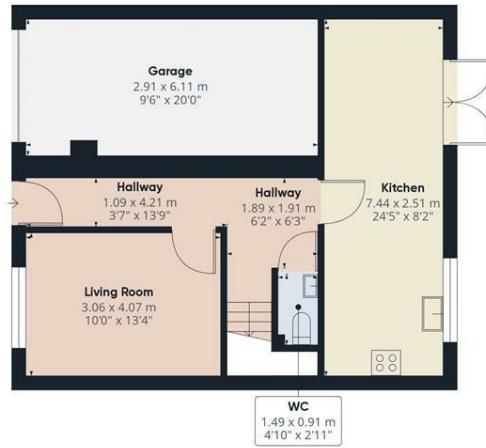


[Directions](#)





Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
117.12 m<sup>2</sup>  
1260.69 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.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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>			
(69-80) <b>C</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		