





Abode are delighted to offer for sale this three bedroom character home, ideally situated within close walking distance to Cheadle Town, its local shops, schools and amenities.

With character features throughout, the property boasts a spacious living area to the ground floor, three well proportioned bedrooms, an enclosed and private rear yard and off road parking for one vehicle.

In brief, the property comprises; living room and kitchen to the ground floor, a bedroom and bathroom to the first floor, and two further bedrooms to the second floor.

Being perfect for first time buyers or buy to let investors, an early viewing is **HIGHLY** recommended!



Living Room

With a timber double glazed window to the front elevation, central heating radiator, TV aerial point and exposed beam work to ceiling, opening leading to:

Kitchen

With a UPVC double glazed window to the rear elevation and a UPVC door leading to the rear patio. The kitchen features a range of matching base and eye level storage units with wood block effect drop edge preparation work surfaces. A range of integrated appliances include a one and a half bowl stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill, plumbing space for freestanding fridge freezer and further under counter white goods, central heating radiator, staircase rising to the first floor landing and a useful storage cupboard, housing the central heating gas boiler.

Landing

With a UPVC double glazed window to the rear elevation, staircase rising to the second floor landing, central heating radiator, internal latch panel door leading to:

Bedroom

With a timber glazed window to the front elevation, central heating radiator and exposed beam work to ceiling.



Bathroom

Newly fitted in June 2024, with a UPVC double glazed frosted glass window to the rear elevation, the refitted bathroom suites comprises of a low level WC, pedestal wash hand basin with tiled splashback, panelled bath unit with glass screen and shower over, chrome heated radiator, spotlighting to ceiling and extractor fan.

Landing

With smoke alarm, built-in storage cupboard and internal latch panelled doors leading to:





Bedroom

With a double glazed window to the rear elevation, access into loft space via loft hatch and central heating radiator.

Bedroom

With a timber double glazed window unit to the front elevation, exposed beam work to ceiling and central heating radiator.

Outside

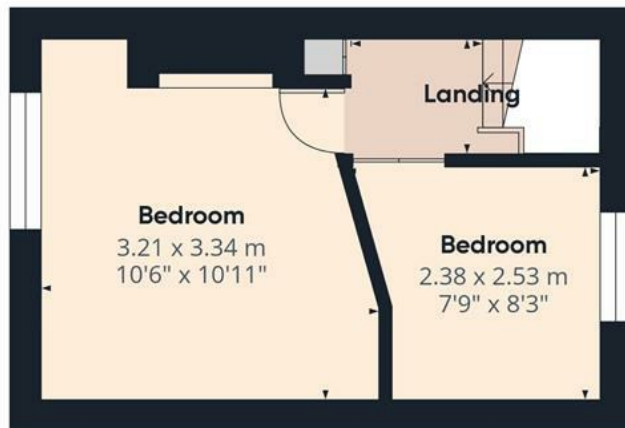
To the front of the property is a block paved driveway providing off road parking for one car. To the rear is an enclosed, private yard, laid to patio with a storage outhouse and mature sleeper borders.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

60.3 m²

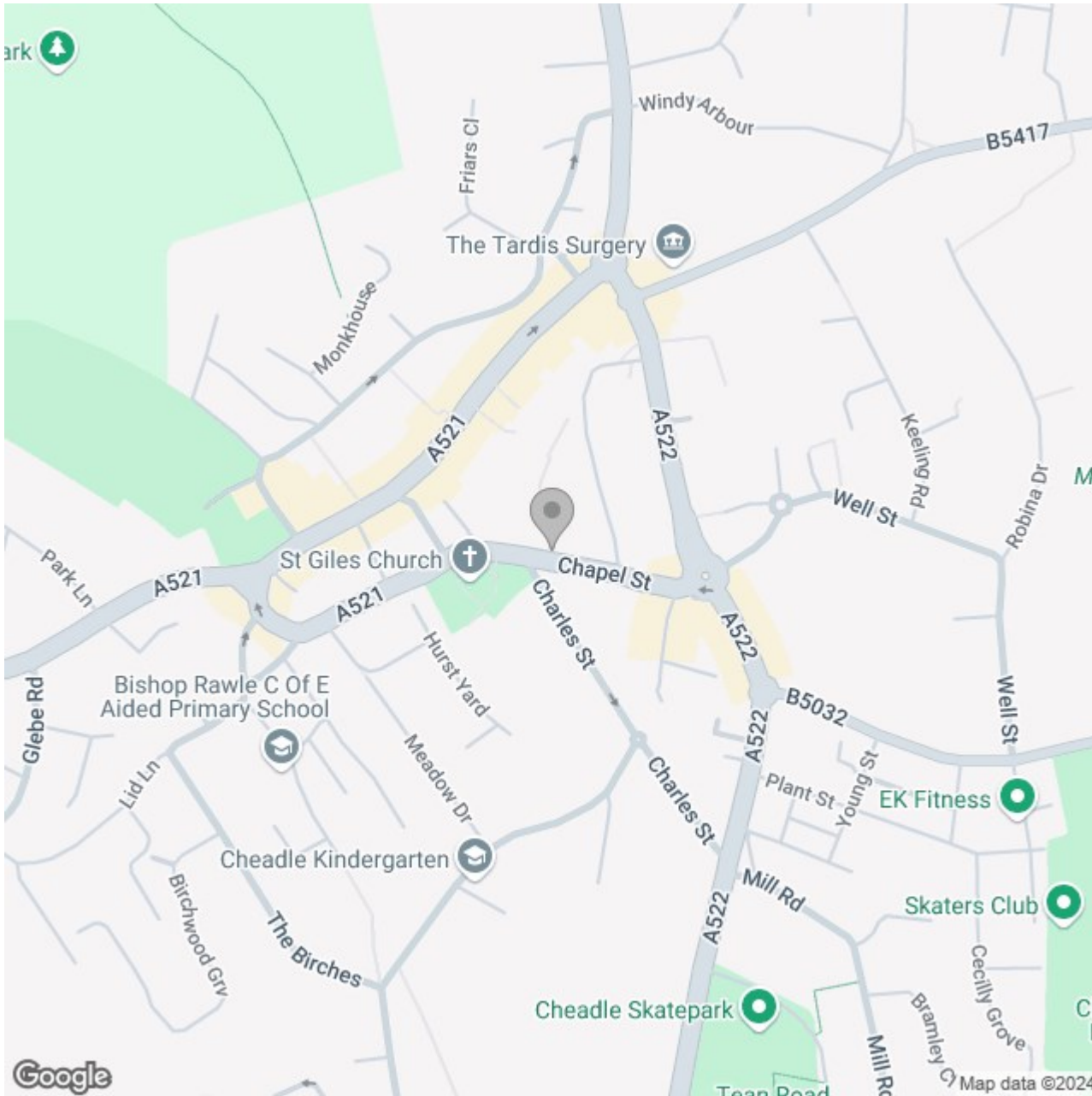
649.06 ft²

(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) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	