





Abode are delighted to offer for sale this four bedroom, detached family home, boasting off road parking for multiple cars, an integral garage and stunning views over Cheadle Town and surrounding villages. The property is conveniently situated within close proximity to Cheadle Town Centre, its shops, outstanding schools and local amenities. The property is spacious and well maintained throughout, with mature gardens to both the front and rear.

In brief, the property comprises; entrance porch, entrance hallway, lounge, dining room, kitchen and shower room to the ground floor, and four bedrooms and a family bathroom to the first floor.

An early viewing is **HIGHLY** recommended to appreciate this lovely, family home!



ABODE
SALES & LETTINGS

Entrance Porch

Door leading in from the driveway, tiled flooring, door leading into the:-

Entrance Hallway

Central heating radiator, access to the kitchen, shower room and living room.

Downstairs Shower Room

White suite comprising;- WC and wash hand basin, single shower cubicle, heated towel radiator, UPVC double glazed window to the side elevation.

Lounge

UPVC double glazed bay window to the front elevation, central heating radiator, gas feature fireplace with mantle and hearth, double doors leading into the:-

Dining Room

UPVC double glazed window to the rear elevation, central heating radiator, door leading into the:-

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated double cooker and grill, and integrated electric hob with extractor hood above. UPVC double glazed window to the rear elevation overlooking the garden and church beyond, partially tiled walls, central heating radiator, integrated fridge and dishwasher.

Landing

UPVC double glazed window to the side elevation, loft access, storage cupboard.



Master Bedroom

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

Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in storage with display shelving.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes and desk.







Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes and desk, over stairs storage cupboard.

Bathroom

White bathroom suite comprising bath with shower over, wash hand basin and WC, UPVC double glazed window to the rear elevation, central heating radiator and tiled walls.

Garage

Up and over door to the front, power and lighting, space and plumbing for a washing machine, tumble dryer and fridge freezer, housing the combi boiler and fuse box.

Garden

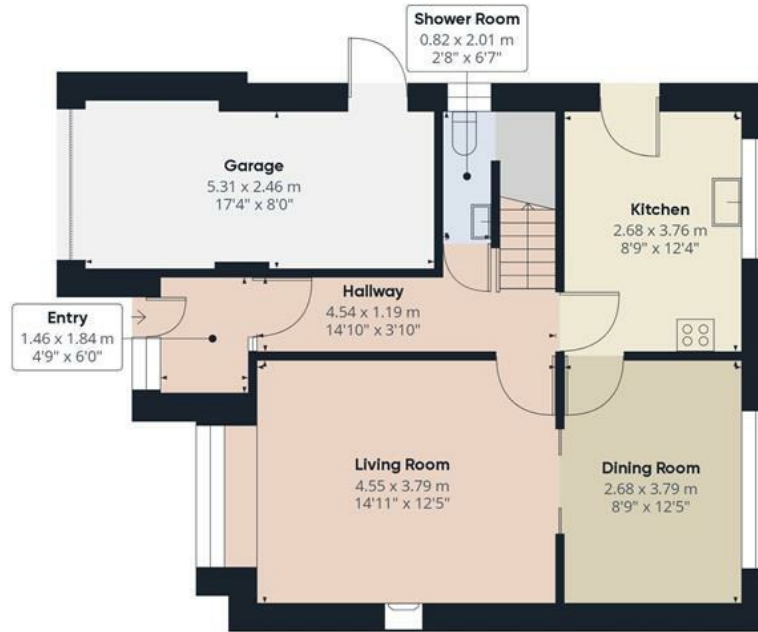
Front garden laid to lawn with ample off road parking for multiple cars. Gated side access to the rear garden, patio surrounding the property providing perfect entertaining space with views over Cheadle and surrounding villages. The main garden is laid to lawn, with mature trees, bushes and shrubs, useful outhouse and storage shed and outside water tap.











Floor 0



Floor 1

Approximate total area⁽¹⁾

115.43 m²

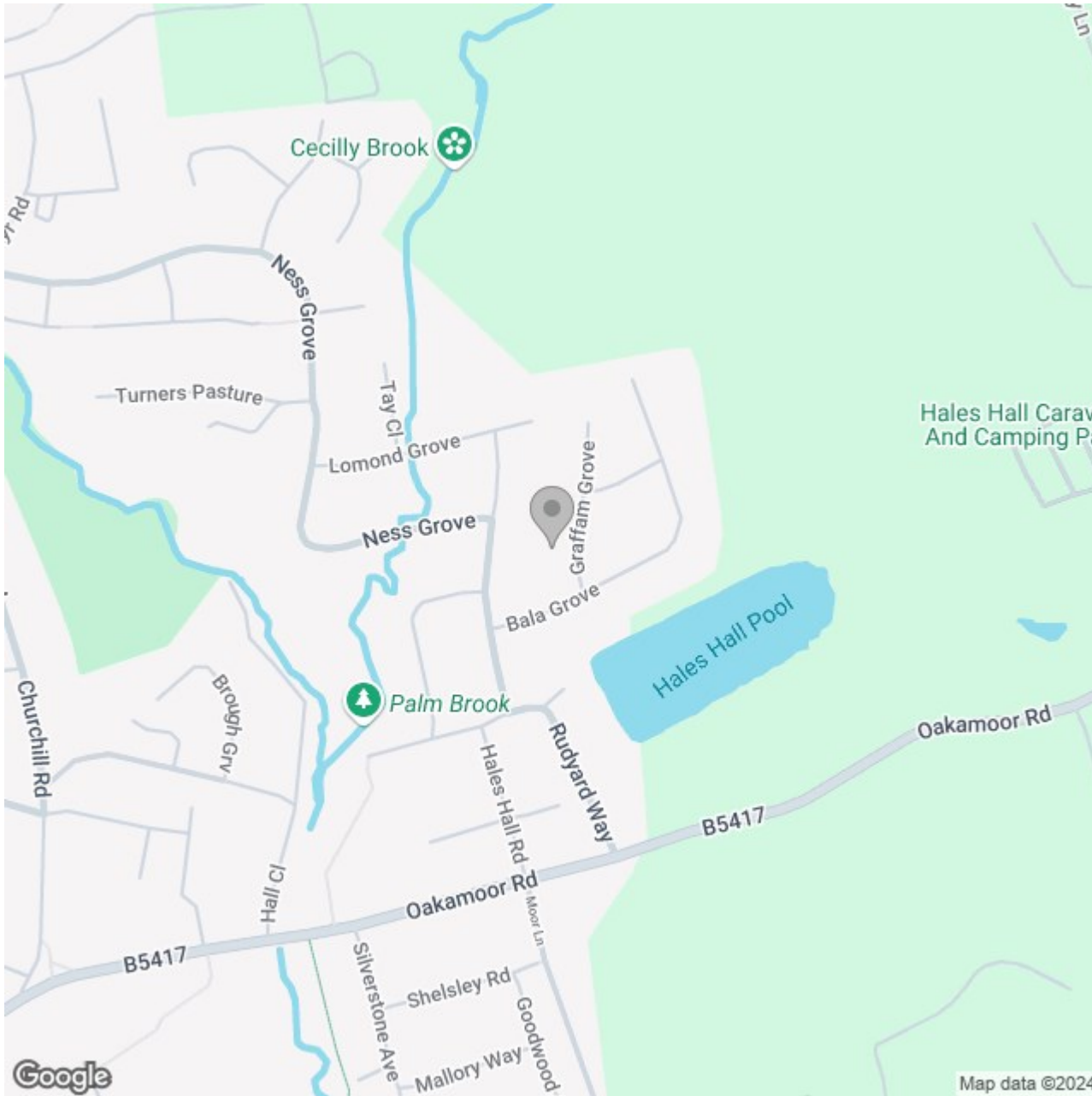
1242.48 ft²

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	