

**** RARE OPPORTUNITY TO PURCHASE A UNIQUE THREE-BEDROOM PROPERTY WITH STUNNING SUNSET VIEWS OVER THE STAFFORDSHIRE COUNTRYSIDE ****

Abode is excited to present Holly Bank in Cheadle, a truly exceptional home nestled on a raised location that offers breathtaking views over the Staffordshire countryside. This individually designed property is a rare find, offering versatile accommodation, set over two floors.

The accommodation includes a welcoming porch, utility room, and guest cloakroom, along with a refitted kitchen, spacious lounge, and a separate dining room. The ground floor features two bedrooms and en-suite bathroom, while the first floor hosts a third bedroom, currently used as a hobby room.

The property's beautifully maintained garden includes serene seating areas, a well-tended lawn, and a tranquil pond, all positioned to make the most of the stunning surrounding vistas. There is a private drive and a single garage for convenience.

Located in an elevated position, Holly Bank allows you to enjoy uninterrupted views and incredible sunsets over the rolling hills of Staffordshire. Viewing is highly recommended to fully appreciate everything this remarkable home has to offer.



 **ABODE**
SALES & LETTINGS

Porch

Featuring two sets of UPVC double glazed sliding doors, UPVC double glazed window to the front elevation built in cupboard which houses the BAXI combination central heating boiler, electric meter, UPVC internal door leading to:

Hallway

With entrances leading to:

W.C.

With a UPVC double glazed frosted glass window to the side elevation, central heating radiator, low-level WC with a built-in wash hand basin with continental flush and mixer tap.

Utility Room

With a ceramic sink with mixer tap and base storage, space and plumbing for freestanding under counter white goods, woodblock effect drop edge preparation work surfaces with complementary tiling surrounding, central heating radiator and access into loft space via loft hatch.

Kitchen

With a UPVC double glazed window to the front elevation, the refitted kitchen features range of matching base and eye-level storage cupboards and drawers with wood block drop edge preparation work surfaces. A range integrated appliances includes a one and a half ceramic sink and drainer with spray mixer tap, four ring stainless steel gas hob with built an extractor hood,/grill, space for further freestanding white goods, central heating radiator. Internal door leading to:



Dining Room

With a set of UPVC double glazed sliding doors leading into the frontage, central heating radiator, feature fireplace with stones surround, opening leading to:

Lounge

With a set of UPVC double glazed sliding doors leading to the frontage, the focal point of the room being the cast iron log burning fireplace place with granite hearth, two central heating radiators, TV aerial point, exposed beam work to ceiling, internal door leading to:







Bedroom One

With a set of UPVC double glazed sliding door leading to the rear with two double glazed windows to the rear elevation, staircase rising to the first floor, vertically mounted central heating radiator, internal door leading to:

En-suite Bathroom

Featuring a three-piece family bathroom suite comprising of low-level WC with continental flush, bath unit with glass screen and shower over, UPVC double glazed frosted glass window to the rear elevation, wash hand basin with mixer tap, complementary tiling to wall coverings, extractor fan, heated towel radiator, and spotlighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the side elevation, central heating radiator and included in the sale is the set of freestanding wardrobes and drawers comprising of mirror fronts, hanging rails and shelving

Landing

With a UPVC double glazed window to the rear elevation, central heating radiator, eaves storage and internal door leading to:

Bedroom Three/Hobby Room

With built in eaves storage, a double glazed window to the front elevation and Velux window to ceiling and central heating radiator.

Garage

With door to front elevation and electrical power supply.

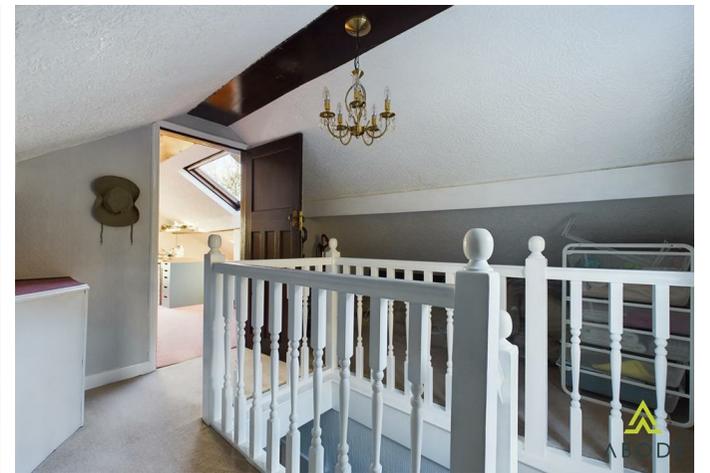
Services

The property is serviced by a septic tank

Gas & Electric: Scottish Power

Water Meter present







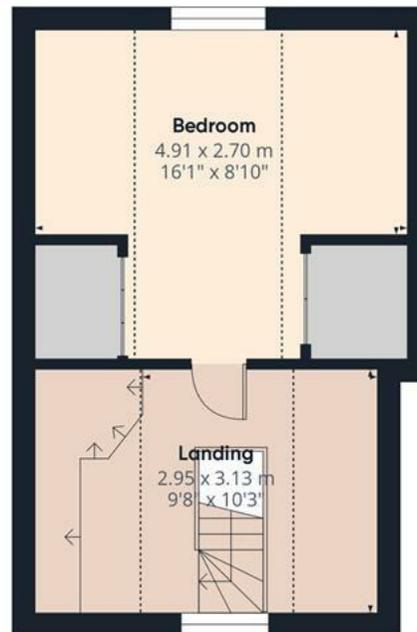








Floor 0



Floor 1

Approximate total area⁽¹⁾

109.33 m²

1176.81 ft²

Reduced headroom

17.04 m²

183.39 ft²

(1) Excluding balconies and terraces

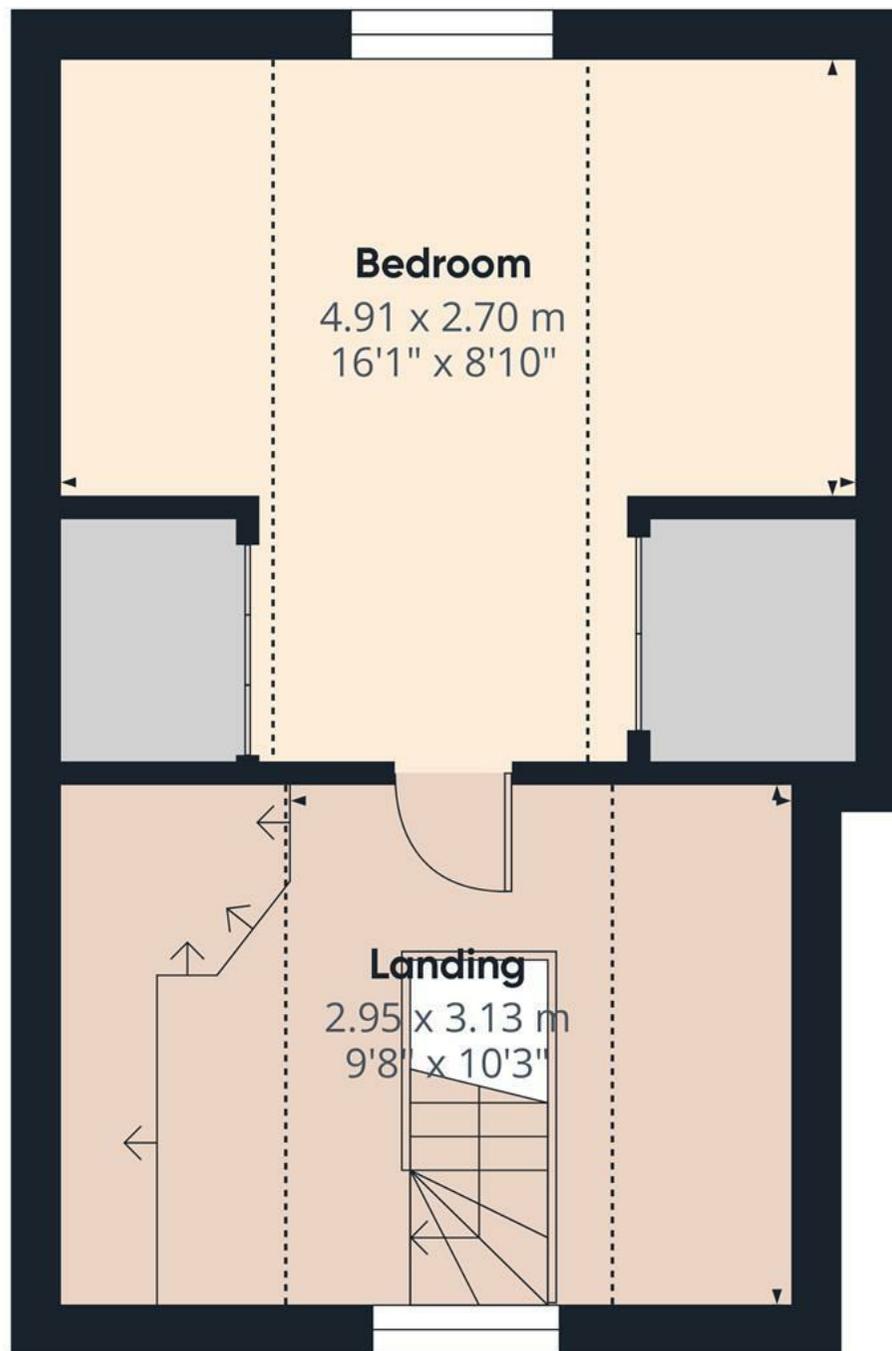
Reduced headroom

..... 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.

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Floor 1

Approximate total area⁽¹⁾

32.97 m²
354.89 ft²

Reduced headroom

16.15 m²
173.8 ft²

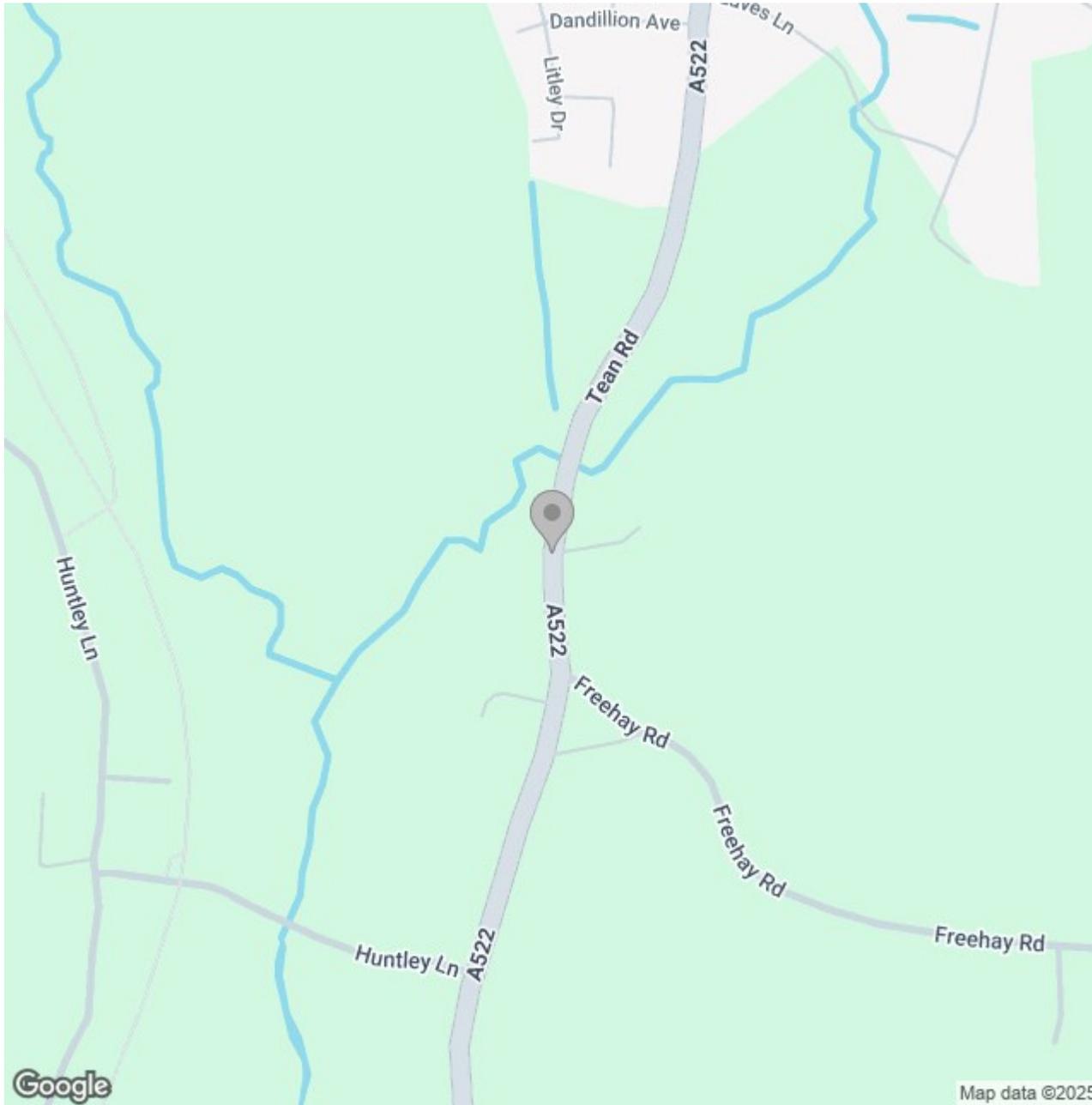
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	