





Abode are pleased to present this beautifully maintained 2/3 bedroom detached bungalow, ideally located just a short distance from Cheadle town centre, offering easy access to shops, schools, and local amenities. The property is set in a desirable position, featuring a private garden, field views to the rear, ample off-road parking, and a detached garage.

Internally, the property offers a welcoming entrance hallway, kitchen, a versatile bedroom/dining room, two additional well-sized bedrooms, a comfortable living room, and a family bathroom.

This charming home would be perfect for those looking to downsize, or for families seeking a well-proportioned property in a convenient location. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



### Entrance Hallway

Double glazed door leading in from the driveway, central heating radiator, loft access, two storage cupboards.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in electric cooker with gas hob. Space and plumbing for a washing machine, fridge, freezer and dishwasher, double glazed windows to the side and rear elevations, central heating radiator, partially tiled walls.

### Dining Room/ Bedroom

Double glazed patio doors leading out into the garden, central heating radiator.

### Bedroom

Double glazed window to the rear elevation, central heating radiator.

### Living Room

Double glazed window to the front elevation, central heating radiator, gas feature fireplace, ample space for a dining table and chairs.

### Bedroom

Double glazed window to the front elevation, central heating radiator.

### Bathroom

White suite comprising P shapes bath with shower over and glass shower screen, WC and wash hand basin. Tiled flooring and walls, double glazed window to the side elevation, central heating radiator.



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### Garage

Roller door, double glazed window to the side elevation.

### Outside

To the front and side of the property the block paved driveway offers ample off road parking, which in turn leads to the detached single garage. The rear garden is mainly laid to lawn, with patio, mature borders and well established trees and shrubs. With field views beyond, the garden offers an ideal entertaining space.



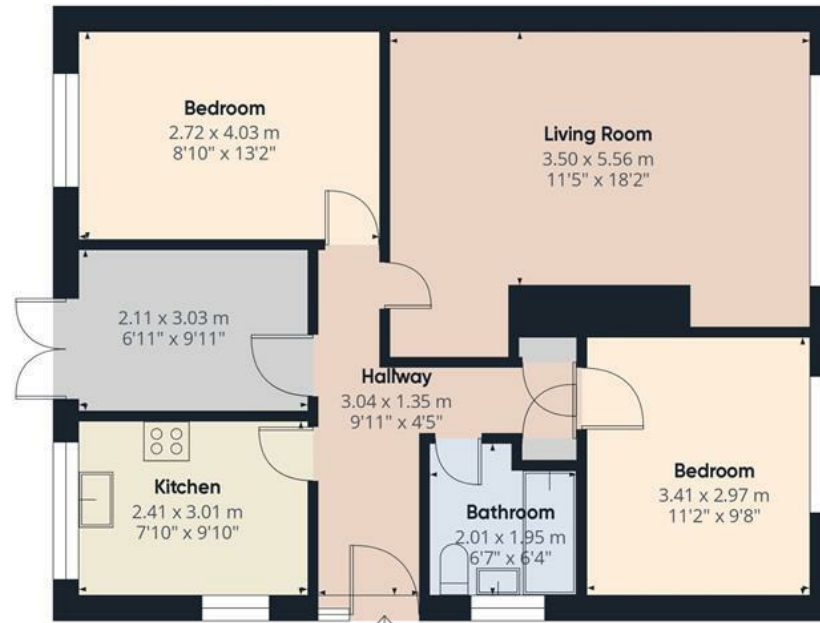
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Floor 0 Building 1

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

80.53 m<sup>2</sup>

866.82 ft<sup>2</sup>



Floor 0 Building 2

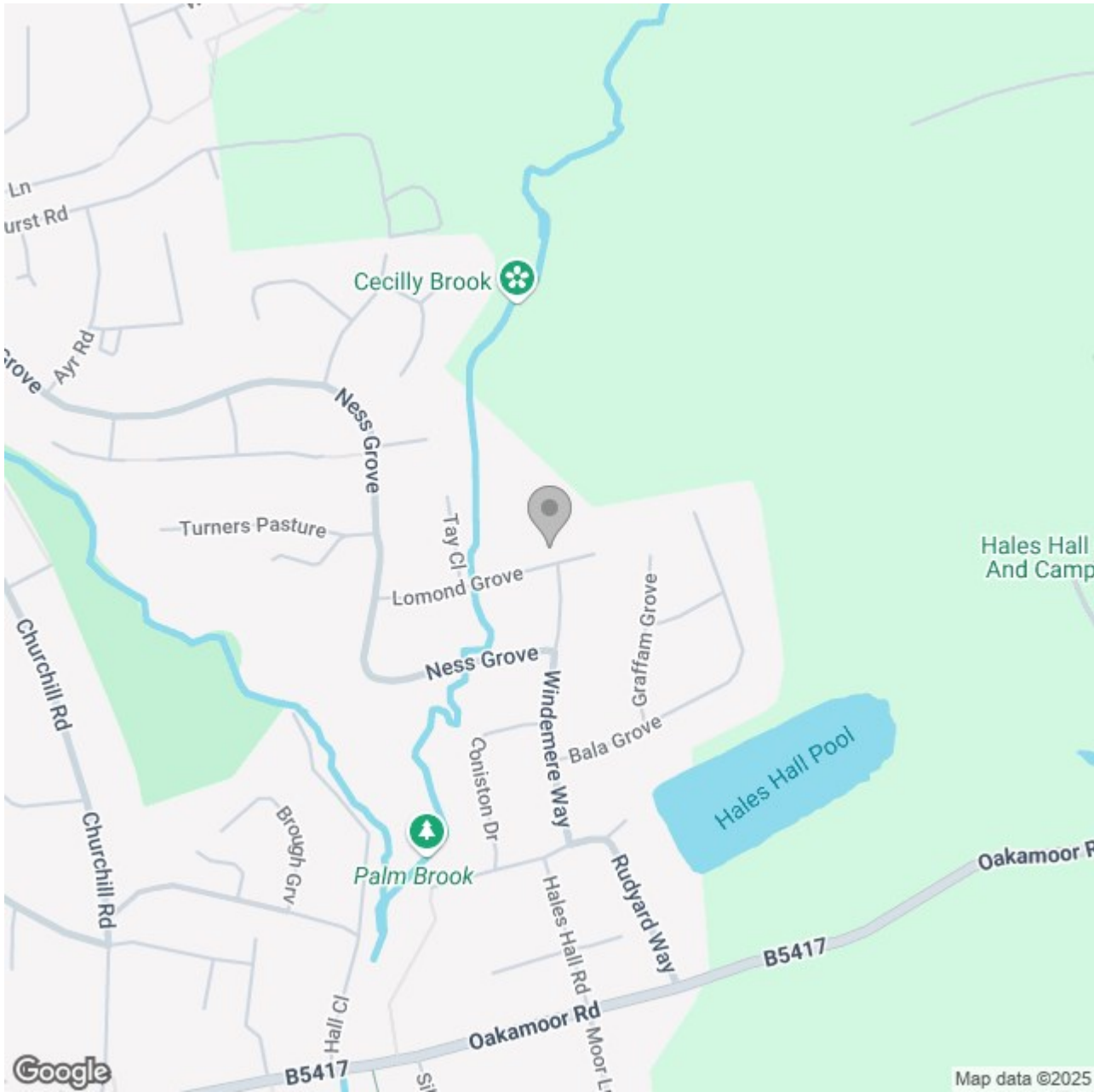
(1) Excluding balconies and terraces

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</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	