





Abode are pleased to offer for sale this well-presented, three-bedroom home, ideally located just a short distance from Cheadle Town Centre, offering easy access to shops, schools, and local amenities. The property has been enhanced with a loft conversion, creating an impressive master suite, complete with a spacious bedroom and modern en-suite bathroom.

In brief, the accommodation comprises: living room, hallway, kitchen/diner, and bathroom on the ground floor; two bedrooms on the first floor; and a master bedroom with en-suite on the second floor. To the rear, the property features an enclosed yard, which could be utilised as a driveway if desired.



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

**ABODE**  
SALES & LETTINGS

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, feature gas fireplace with mantle and hearth.

### Hallway

Stairs leading up to the first floor.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in fridge freezer, microwave, cooker with gas hob and extractor hood above. Boiler, space and plumbing for washing machine, under counter lights and light up cupboards, UPVC double glazed window to the rear elevation, central heating radiator, partially tiled walls.

### Rear Hallway

Tiled flooring, loft access, UPVC double glazed door leading out into the garden.

### Bathroom

White suite comprising:- bath with shower over, WC and wash hand basin. Tiled flooring and walls, towel radiator, spot lighting, fitted mirror and shelf.

### Landing

Spot lighting, stairs leading up to the second floor.

### Bedroom

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

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard.



### Landing

Spot lighting, UPVC double glazed window to the rear elevation.

### Master Bedroom

Two UPVC double glazed velux windows to the front elevation, four door built in wardrobes, central heating radiator, spot lighting.







## Ensuite

Modern suite comprising;- WC, wash hand basin with storage cupboard below, free standing shower cubicle with waterfall shower head and hand held shower. Additional storage cupboard, tiled flooring and walls, towel radiator, UPVC double glazed window to the rear elevation, spot lighting, light up wall mirror.

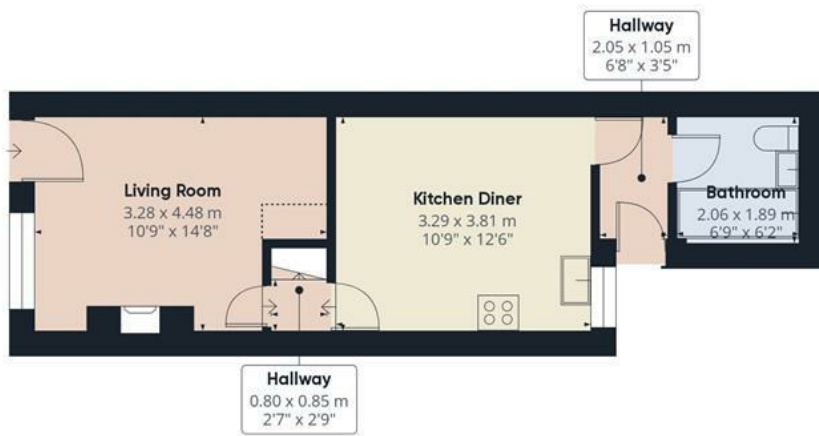
## Outside

To the rear the yard is enclosed with gated access providing off road parking if desired.

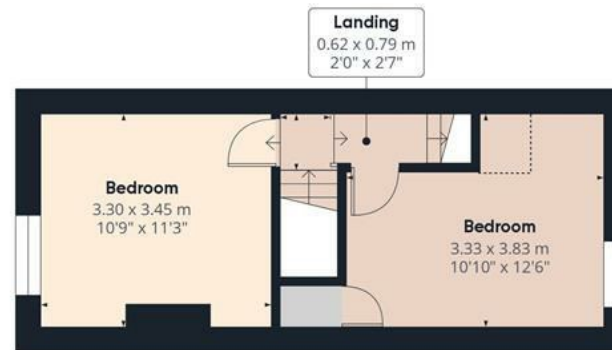




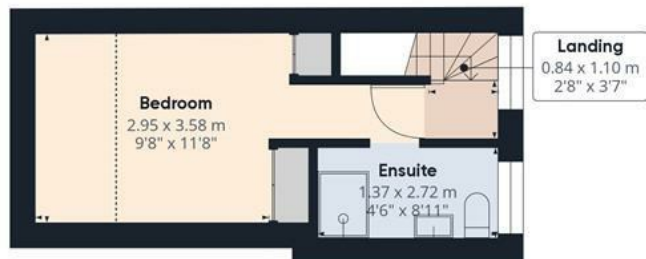




Floor 0



Floor 1



Floor 2

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

75.97 m<sup>2</sup>

817.74 ft<sup>2</sup>

**Reduced headroom**

4.61 m<sup>2</sup>

49.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

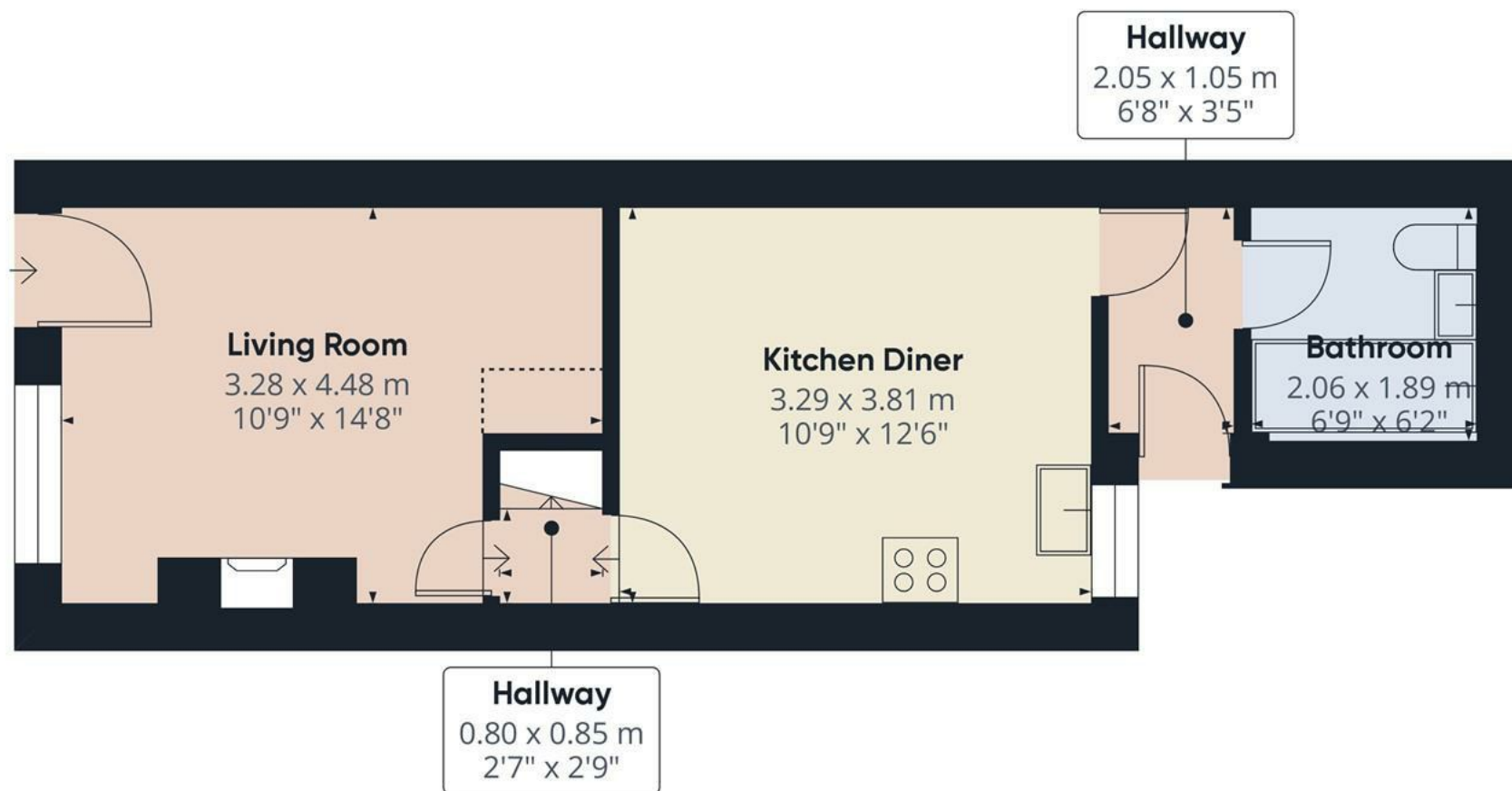
**Reduced headroom**

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

32.79 m<sup>2</sup>

352.95 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

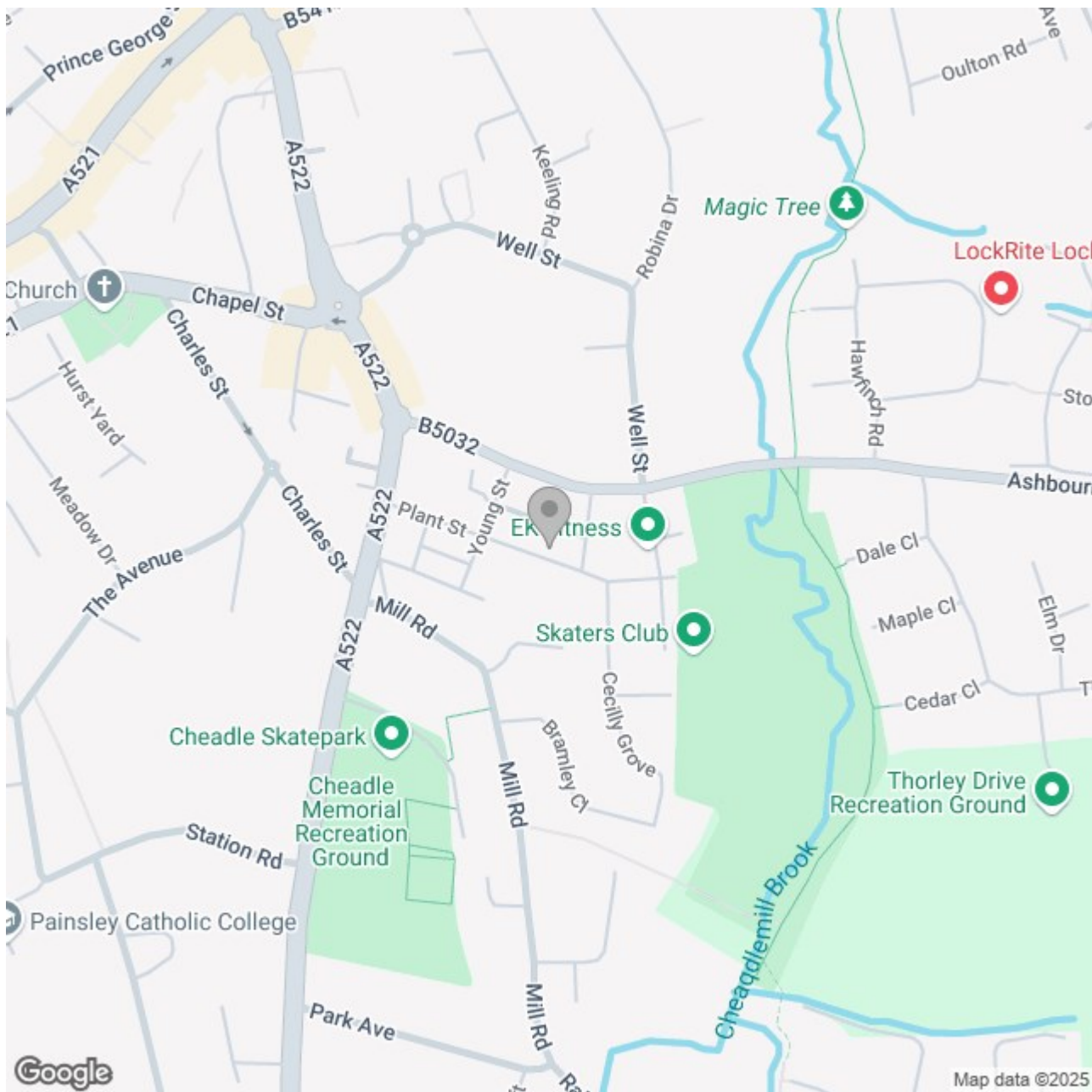
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Floor 0



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>88</b> |
| (69-80) <b>C</b>                            | <b>74</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  |           |