ABODE
SALES & LETTINGS

Croxden Close, Cheadle, ST10 1NL

£220,000



https://www.abodemidlands.co.uk







Abode are delighted to offer for sale this deceptively spacious detached bungalow, occupying a generous plot with a large enclosed rear garden, off-road parking, and a garage. Set in a highly sought-after location, the property is conveniently positioned within walking distance of Cheadle Town Centre, offering easy access to a wide range of shops, schools, and local amenities, as well as nearby countryside and scenic walking routes.

The layout includes a welcoming entrance hallway, a spacious kitchen diner, a bright and comfortable living room, a conservatory overlooking the garden, two well-proportioned bedrooms, and a family bathroom. The property presents an excellent opportunity for those looking to downsize or for families seeking a home with scope to grow.

With its generous garden and layout, the bungalow offers fantastic potential for extension or further development (subject to the necessary planning permissions), making it a versatile choice for a variety of buyers.

This charming home combines convenience, potential, and a peaceful setting—early viewing is highly recommended to appreciate all it has to offer.

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Entrance Porch
UPVC double glazed windows to the side elevation, door leading in from the front, tiled flooring.

Entrance Hallway
Leading to the kitchen and living room.

Kitchen Diner
Base level units with complimentary worktops, one and a half bowl sink with draining board, space and plumbing for a fridge, freezer and cooker. UPVC double glazed window to the front elevation, partially tiled walls, central heating radiator, space for a dining table and chairs.

Living Room
Three central heating radiators, feature gas fireplace, UPVC double glazed patio door into the conservatory and door leading into the;-

Conservatory
Glazed windows surrounding with two doors leading out into the garden.

Hallway
Loft access, airing cupboard.

Master Bedroom
UPVC double glazed window to the rear elevation, central heating radiator.

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

Bathroom
White suite comprising;- WC, wash hand basin with storage cupboard below, double shower cubicle with glass screen. Partially tiled walls, UPVC double glazed window to the rear elevation, central heating radiator, eye level storage unit.



Garage
Up and over door, space and plumbing for a washing machine and tumble dryer, shelving, power and lighting.

Outside
To the front the driveway offers off road parking and leads to the garage. There is a front lawned garden and large double gates leading to the rear garden which could host further off road parking if desired.
The rear garden is enclosed and offers a fantastic space comprising patio areas and large lawned areas. There are mature borders and potential to landscape further if desired.




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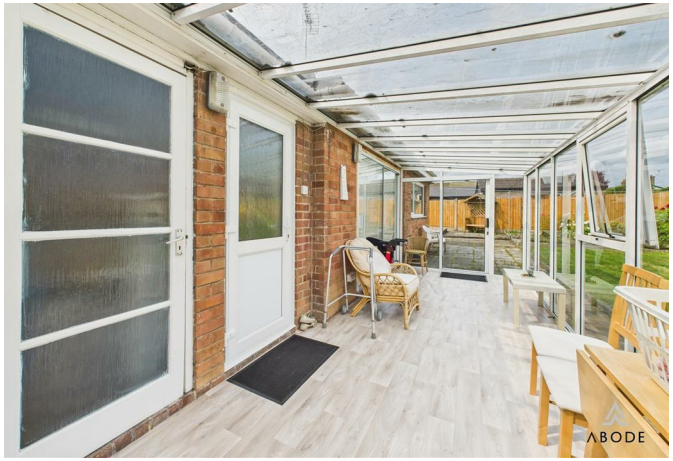
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AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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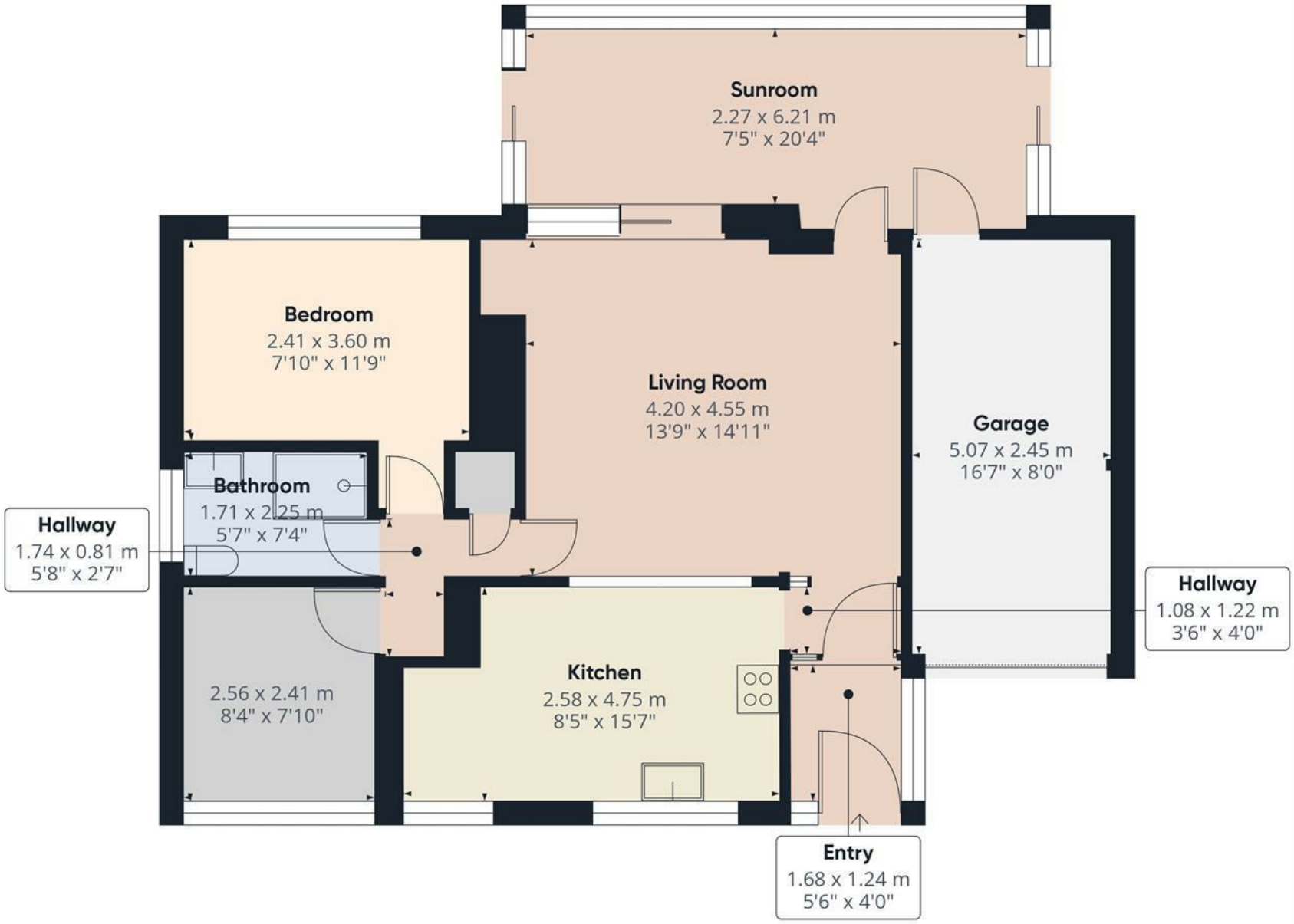

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Approximate total area(1)

83.1 m²

895 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.

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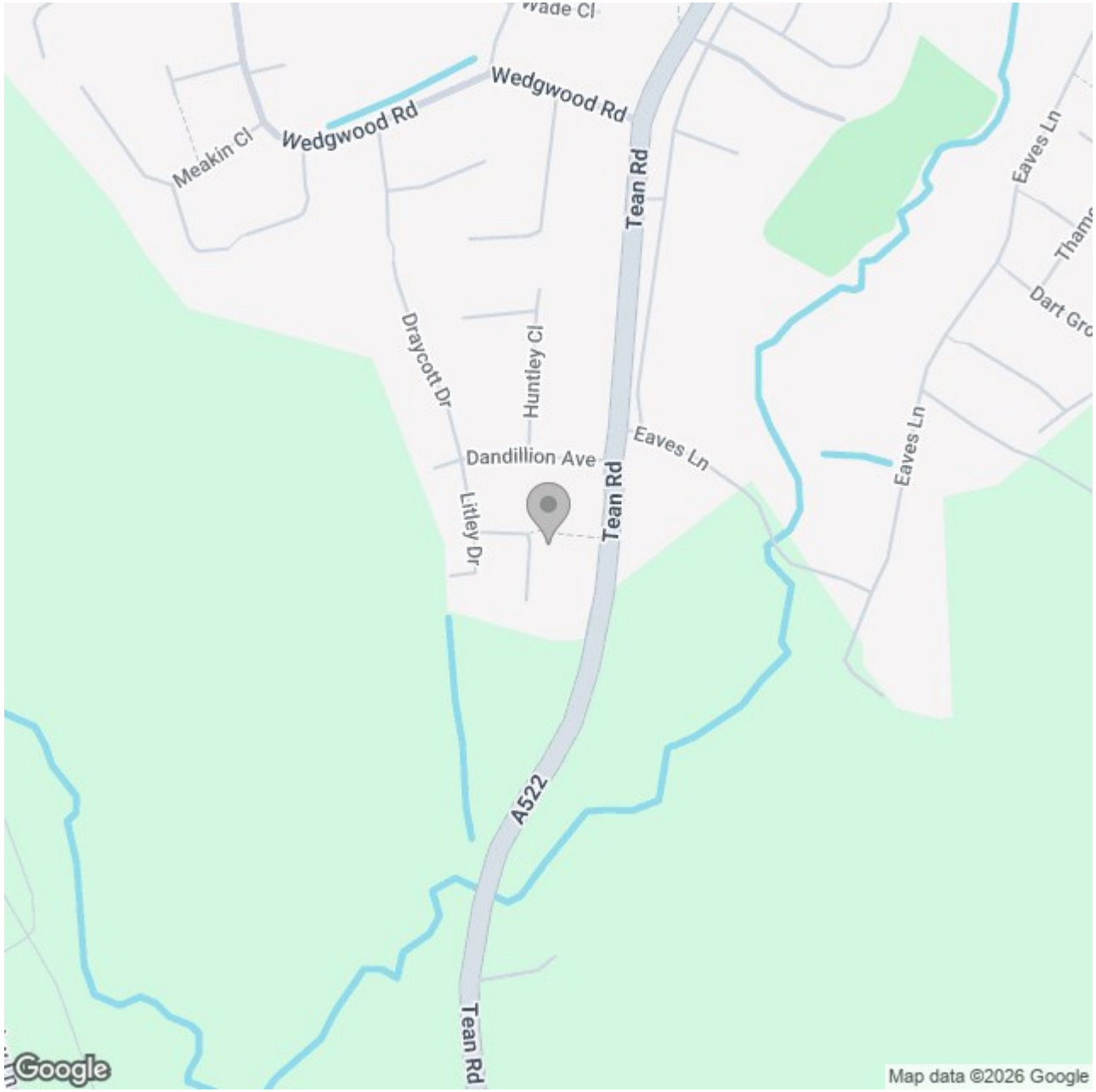

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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