





Abode are delighted to present this beautifully maintained four bedroom detached family home, ideally positioned within close proximity to Cheadle town centre and its excellent range of shops, schools, and amenities.

This attractive residence offers generous and versatile living space, including multiple reception rooms and a charming garden room to the rear- perfect for modern family life. The property also benefits from off-road parking, a detached garage, and an enclosed, low-maintenance rear garden mainly laid to lawn with a patio area- ideal for relaxing or entertaining.

Internally, the accommodation briefly comprises: a welcoming entrance hallway, spacious living room, formal dining room, garden room, well-appointed kitchen, useful utility room, a versatile study/snug, and a ground floor WC.

To the first floor, you'll find four well proportioned bedrooms, including a master with ensuite, along with a family bathroom.

Finished to a good standard throughout and ready to move into, this home is ideal for families seeking comfort, space, and convenience. Additional features include UPVC double glazing and gas central heating.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.



Entrance Hallway

Composite door leading in from the front, stairs leading to the first floor, understairs storage cupboard, central heating radiator.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, feature fireplace with log burner, open to:-

Dining Room

Central heating radiator, open to:-

Garden Room

UPVC double glazed windows to the side elevation and lantern above, bifold doors leading out into the garden, central heating radiator, spotlighting.

Kitchen

Base and eye level units with complimentary granite worktops, one and a half bowl inset stainless steel sink with draining, integrated dishwasher and cooker with hob and extractor hood above. UPVC double glazed windows to the side and rear elevations, central heating radiator, space for a dining table and chairs, spot lighting.

Utility

Space and plumbing for a washing machine and fridge freezer, worktop, boiler, central heating radiator, spot lighting and composite door leading out into the garden, wine rack.

WC

WC and wash hand basin, UPVC double glazed window to the rear elevation, towel radiator, spot lighting.



Study/ Play Room/ Snug

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

Landing

Loft access, central heating radiator, airing cupboard.

Master Bedroom

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







Ensuite

WC and wash hand basin, shower cubicle, tiled flooring and walls, spot lighting, towel radiator, eye level storage cupboard with mirror, UPVC double glazed window to the front elevation.

Bedroom

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

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes and drawers.



Bedroom

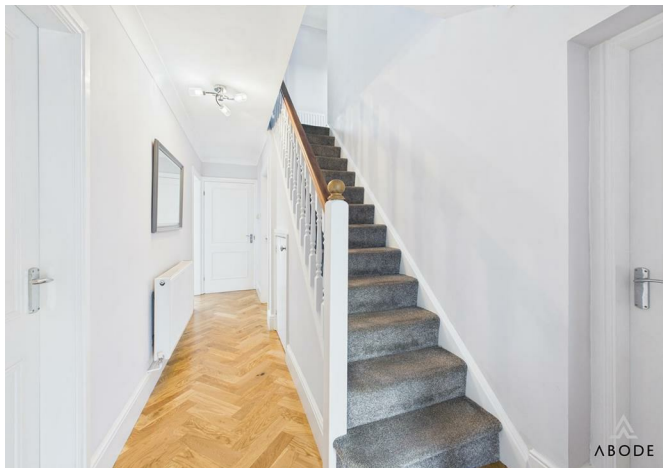
UPVC double glazed window to the front elevation, central heating radiator.

Bathroom

WC, wash hand basin and bath with shower over and glass shower screen. Tiled flooring, towel radiator, UPVC double glazed window to the rear elevation, spot lighting.

Garage

Electric up and over door, UPVC double glazed window to the side elevation, composite side door, power and lighting.



Outside

To the front there is a lawned garden area and block paved driveway providing off road parking. Gated access leads down the side of the property allowing further parking and access to the detached garage. The garden is mainly laid to lawn with borders and patio area ideal for entertaining. Outside water tap, electric socket and garden shed.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

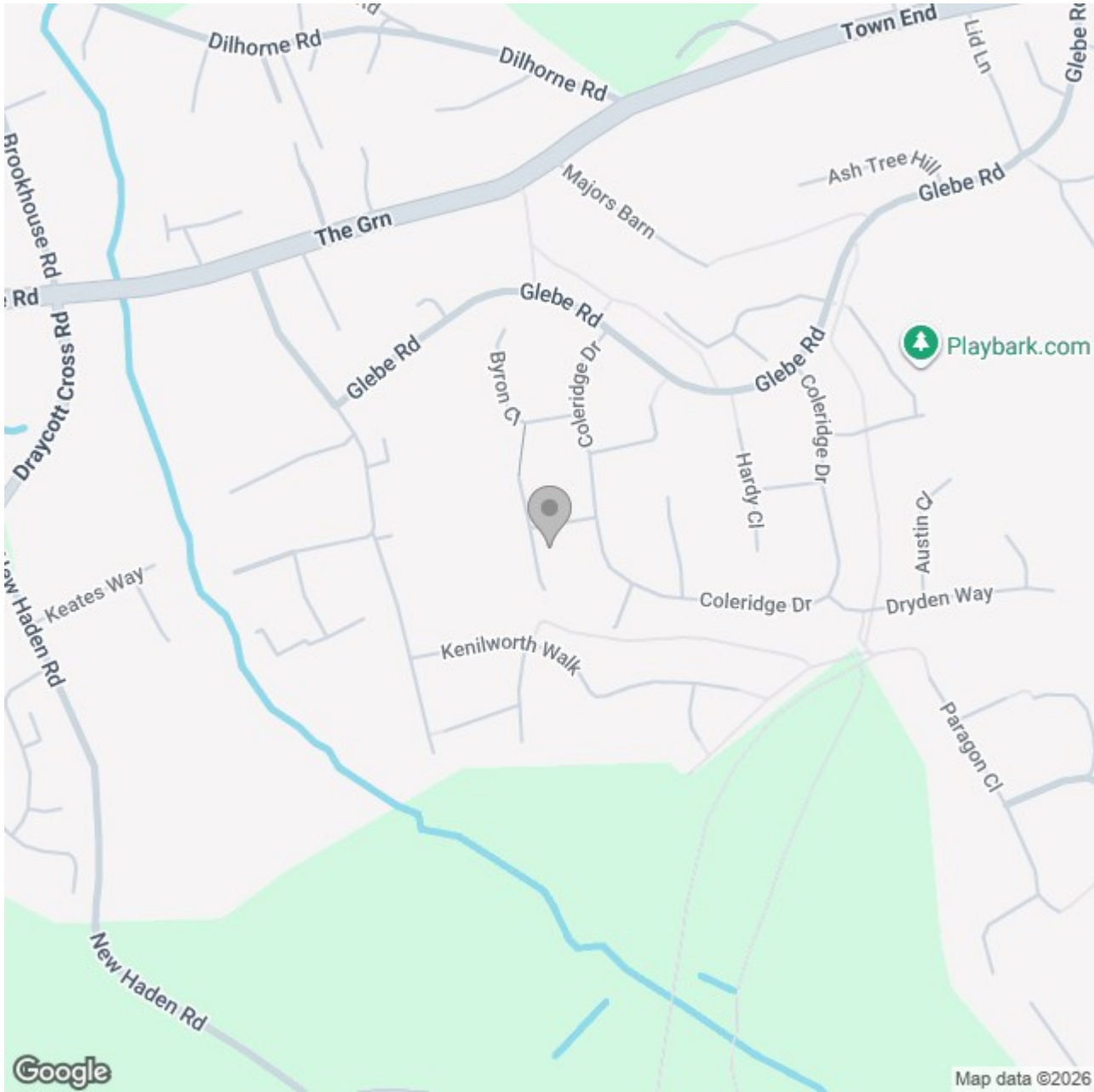
139.5 m²

1504 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |