



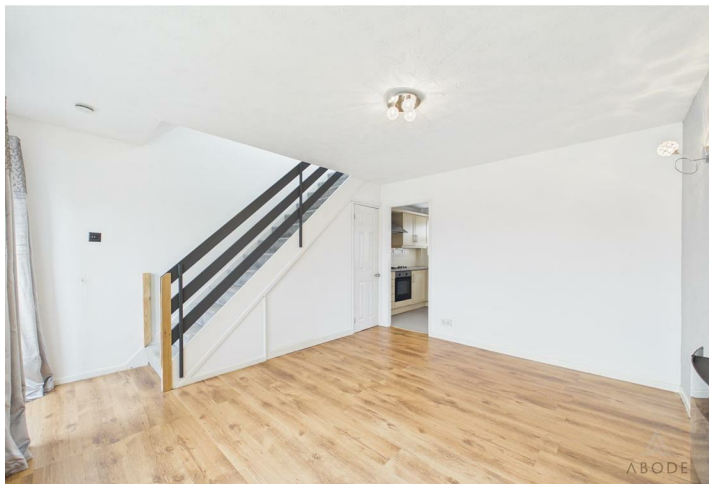


Abode are delighted to offer for sale this beautifully presented two-bedroom end town house, occupying a generous corner plot. The property boasts ample off-road parking, alongside spacious gardens to both the front and rear, making it ideal for a range of buyers.

Finished to a good standard throughout, the home enjoys pleasant views over the distant countryside from the master bedroom. Ideally located, it provides easy access to Cheadle Town Centre, which offers a wide selection of shops, amenities and well-regarded schools.

In brief, the accommodation comprises an entrance porch, a welcoming living room and a kitchen diner to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Presented in true move-in-ready condition, having both gas, and electrical safety certificates, this property is perfectly suited to first-time buyers, those looking to downsize or investors alike. Early viewing is highly recommended to fully appreciate all that this home has to offer.



**ABODE**  
SALES & LETTINGS

### Entrance Porch

UPVC double glazed window to the side elevation and door leading in from the front, shelving for shoe storage.

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, stairs leading to the first floor, under stairs storage cupboard and electric feature fireplace.

### Kitchen Diner

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker with hob and extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, central heating radiator, two UPVC double glazed windows to the rear elevation and door leading out into the garden, ample space for a dining table and chairs.

### Landing

Loft access, UPVC double glazed window to the side elevation.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, two storage cupboards one of which houses the combi boiler, distant views over countryside.

### Bedroom

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



### Bathroom

WC, wash hand basin and bath with shower over and glass shower screen. UPVC double glazed window to the rear elevation, central heating radiator and partially tiled walls.

### Outside

To the front there is ample off road parking for numerous vehicles, and a large lawned garden. Gated access to the rear, where the garden is enclosed and laid to patio and lawn. Outside water tap and a shed providing storage.

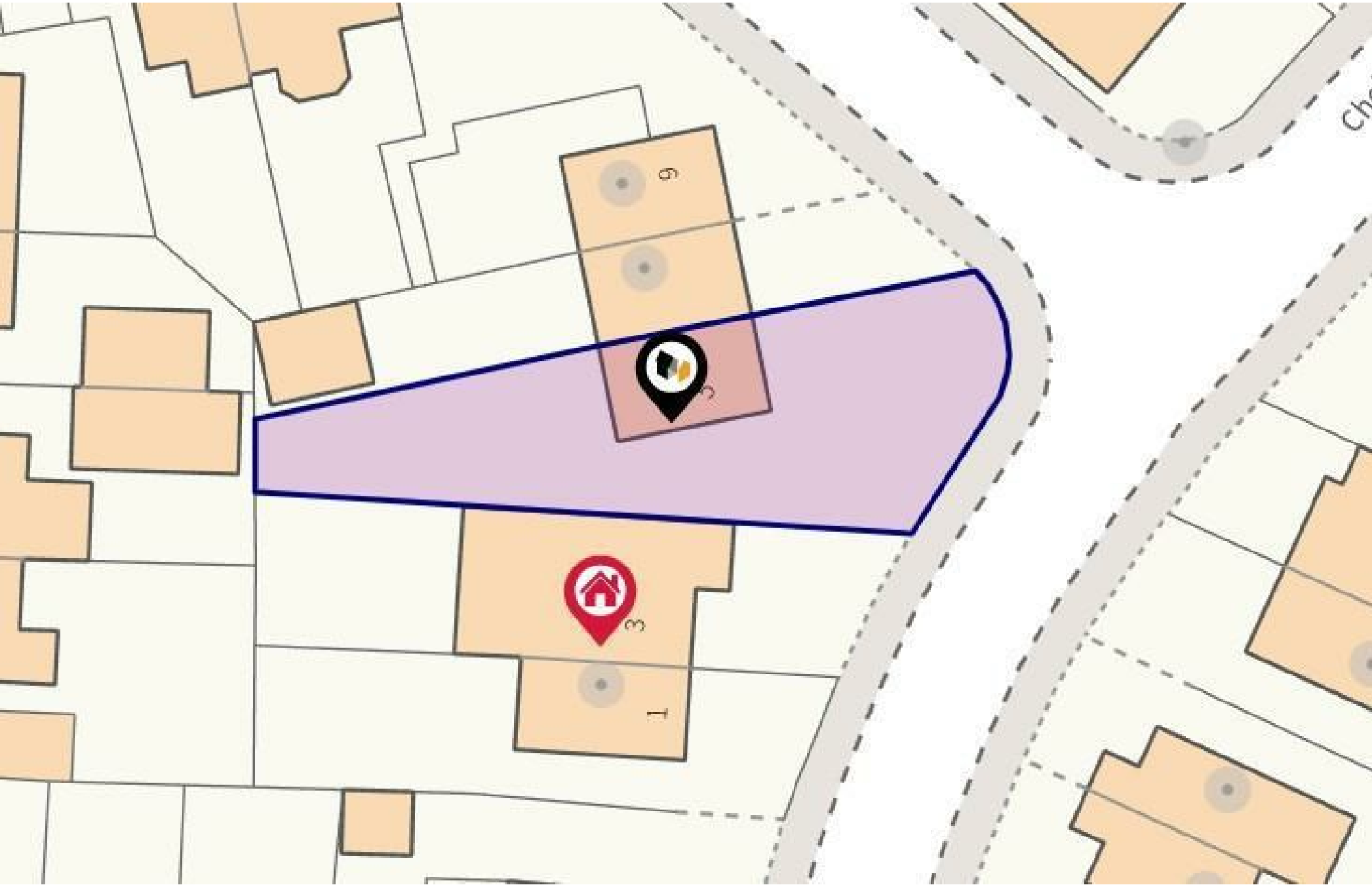








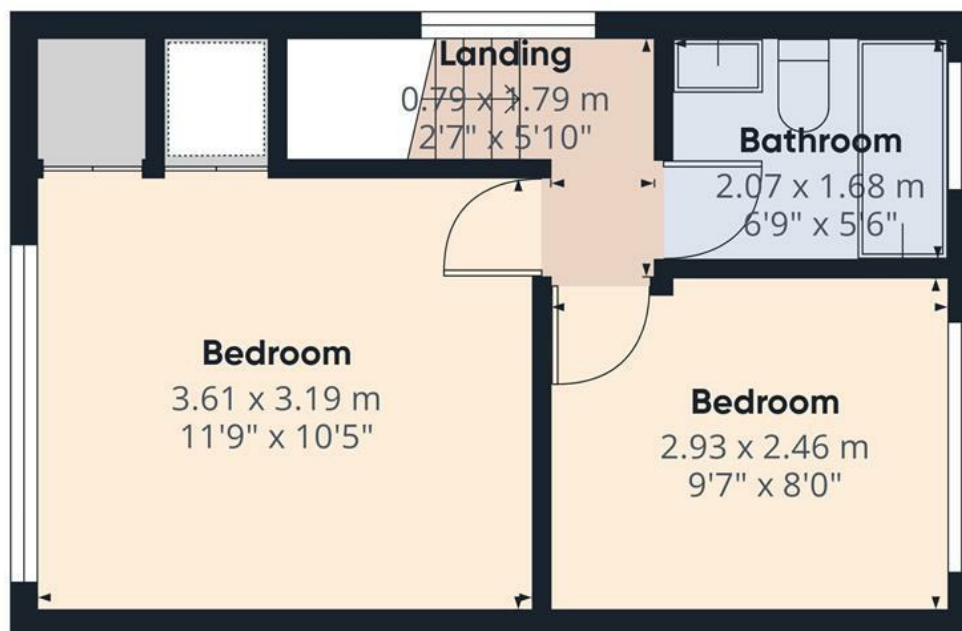




**Entry**  
0.99 x 1.18 m  
3'3" x 3'10"



Floor 0



Floor 1



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

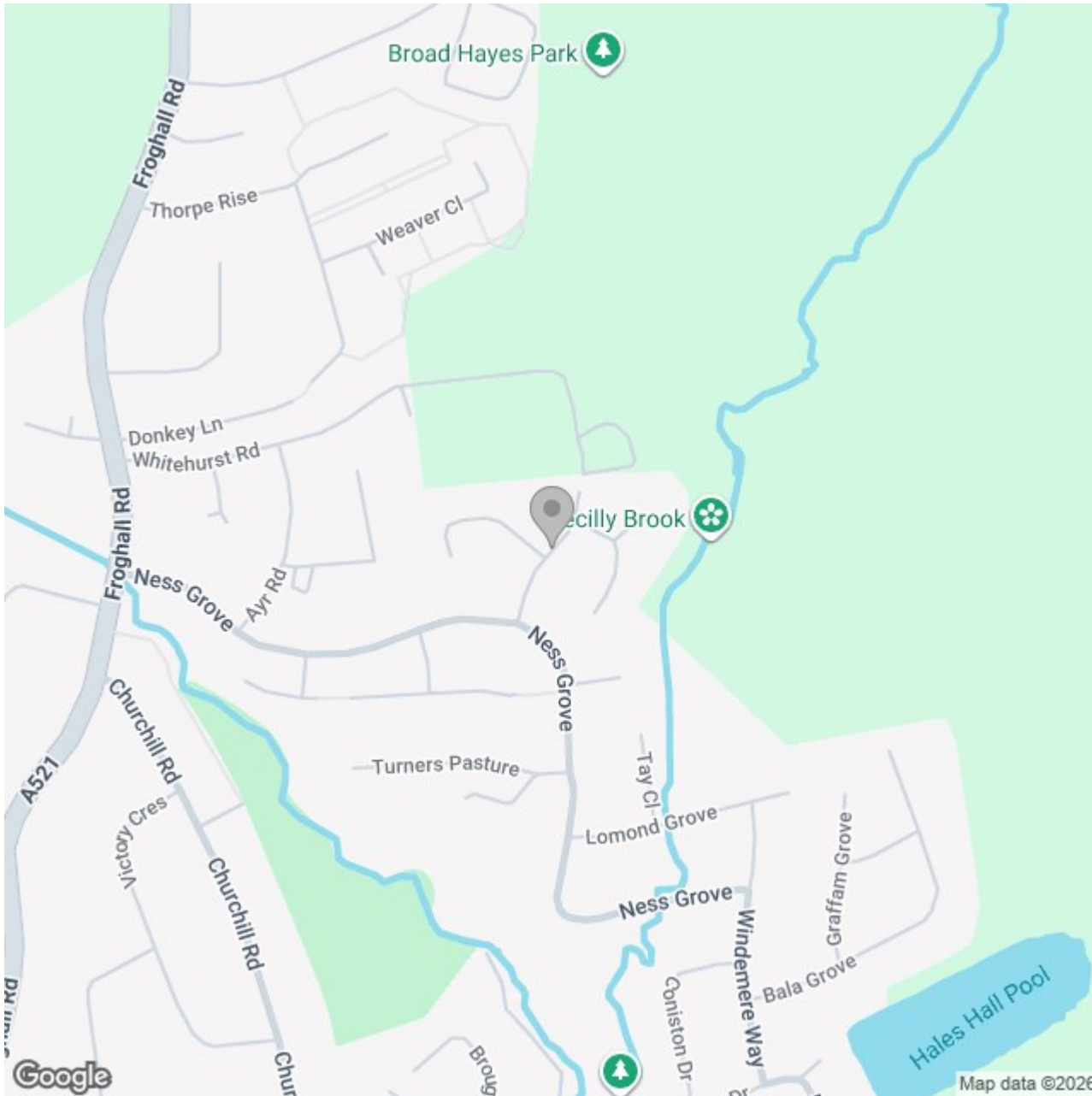
53.1 m<sup>2</sup>

572 ft<sup>2</sup>

(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) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>85</b>                                                                                                     |
| (69-80) <b>C</b>                            | <b>68</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  |