





Abode are delighted to present this well-appointed and deceptively spacious two-bedroom home, occupying a generous plot and finished to a good standard throughout.

Ideally located within close proximity to Cheadle Town Centre, the property benefits from easy access to a wide range of shops, highly regarded schools, and local amenities. Externally, the home offers ample off-road parking for multiple vehicles. Internally, it features uPVC double glazing throughout and gas central heating, ensuring comfort and efficiency.

The accommodation briefly comprises;- an entrance hallway, a bright and spacious living room, and a kitchen diner to the ground floor. To the first floor are two well-proportioned bedrooms, with the master suite enjoying the added luxury of a dressing area, along with a family bathroom.

An ideal purchase for first-time buyers or those seeking to downsize, this attractive home must be viewed early to be fully appreciated.



### Entrance Hallway

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

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, space for an electric or gas fire with mantle and hearth, storage cupboard.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated cooker and hob with extractor fan over. Space and plumbing for a washing machine, dishwasher, tumble dryer and fridge freezer. Tiled flooring, UPVC double glazed window to the rear elevation and patio doors leading out into the garden, partially tiled walls, spot lighting, central heating radiator and space for a dining table and chairs.

### Landing

Loft access.

### Master Bedroom

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

### Dressing Area

UPVC double glazed window to the front elevation.

### Bedroom

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



### Bathroom

WC, wash hand basin and corner bath with shower over. Partially tiled walls, UPVC double glazed window to the rear elevation, towel radiator, spot lighting and eye level mirrored cabinet.

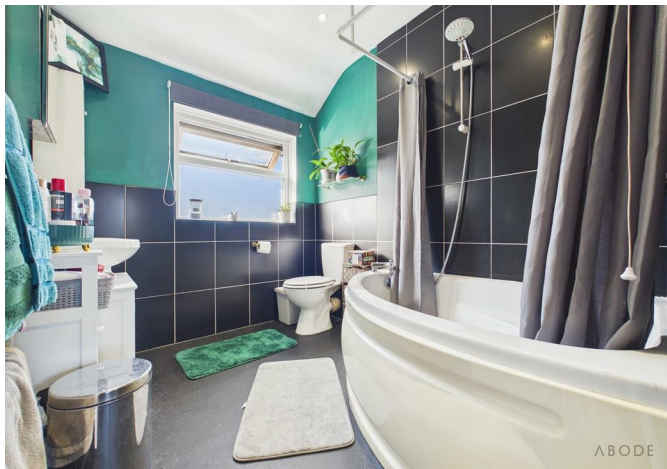
### Outside

To the front there is ample off road parking, with gated access to the rear garden.

The rear garden is enclosed and mainly laid to lawn with patio area, outside water tap and shed with power and lighting.









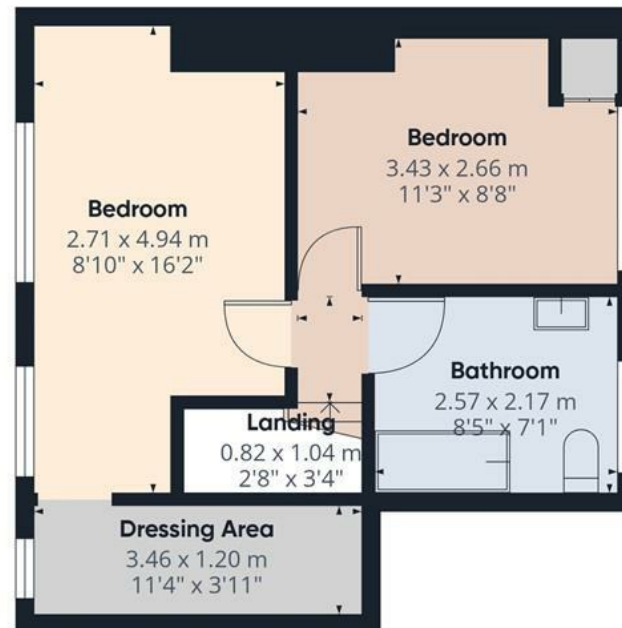


Floor 0

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

61.5 m<sup>2</sup>

661 ft<sup>2</sup>



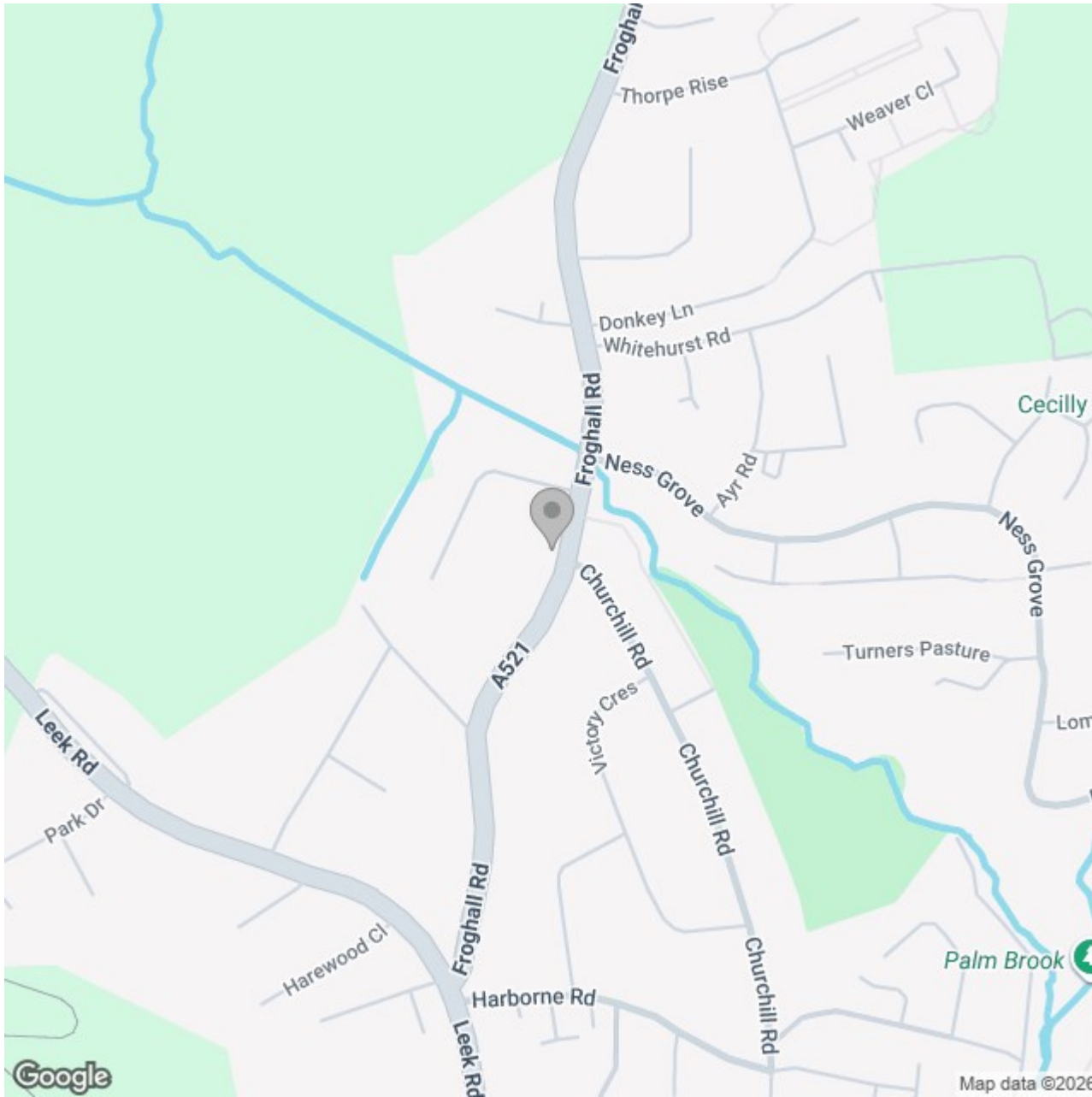
Floor 1



(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>		
(69-80) <b>C</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	