





This charming two-bedroom semi-detached bungalow occupies a generous plot, with attractive gardens to both the front and rear, offering excellent outdoor space.

The property benefits from a detached garage and presents potential to create additional off-road parking via a driveway, if desired (subject to the necessary permissions). Well maintained throughout, the bungalow is ready to move straight into, whilst still offering scope for further enhancement, such as extending or adding a conservatory.

Ideally situated in a highly regarded location, the property enjoys a pleasant setting surrounded by countryside, yet remains within easy reach of Cheadle town centre, where a range of shops, amenities, and services can be found.

The accommodation briefly comprises;- a fitted kitchen, a spacious lounge/diner, two well-proportioned bedrooms, and a shower room.

This home would be perfectly suited to those looking to downsize, as well as first-time buyers seeking a comfortable and conveniently located property. Early viewing is highly recommended.



## Kitchen

Base and eye level units with complementary worktops, stainless steel inset sink with draining board, integrated cooker and hob with extractor hood above, space and plumbing for a washing machine, fridge and freezer. Tiled flooring, partially tiled walls, uPVC double glazed window to the front elevation, door leading in from the garden.

## Lounge Diner

uPVC double glazed sliding patio doors leading out into the garden, electric feature fireplace with mantel and hearth, two central heating radiators and storage cupboards.

## Hallway

uPVC double glazed door set into porch leading in from the side elevation, central heating radiator and loft access.

## Bedroom

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

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## Shower Room

Modern suite comprising;- WC, wash hand basin with storage cupboard below and corner shower cubicle with glass shower screen. Tiled walls and flooring, central heating radiator, uPVC double glazed window to the side elevation and corner storage cupboard.

## Garage

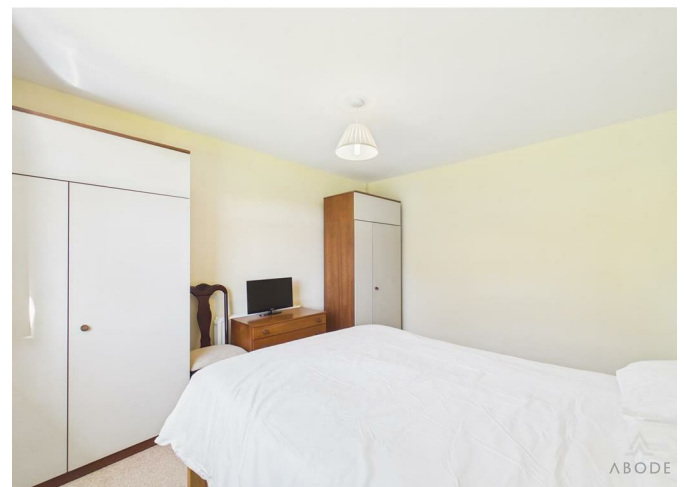
Electric up and over door to the front elevation, power and lighting, personal door to the side.

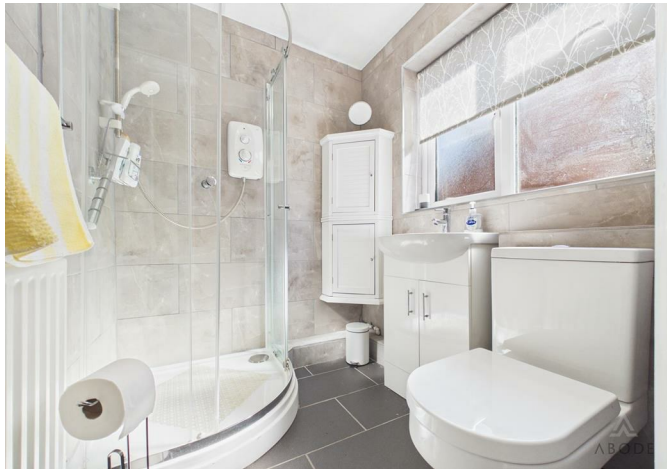
## Outside



The property is set within a generous plot, with scope to create a driveway if desired. As approached the front garden is mainly laid to lawn, with patio, electric canopy providing an ideal entertaining space, garden sheds and borders. To the rear, the garden is mainly laid to lawn, with mature trees and hedging.



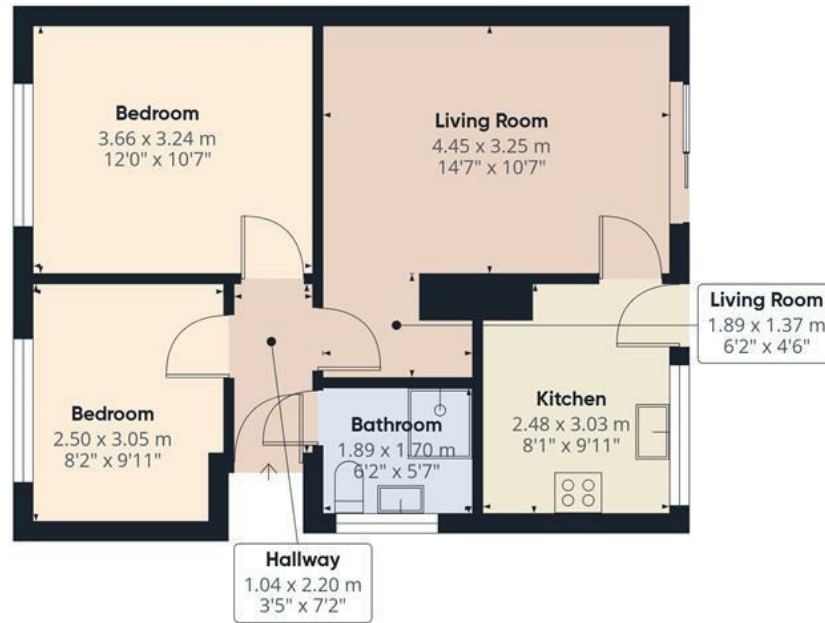




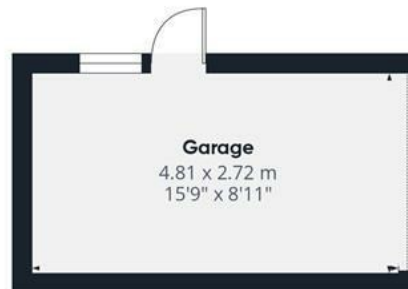








Floor 0 Building 1



Floor 0 Building 2

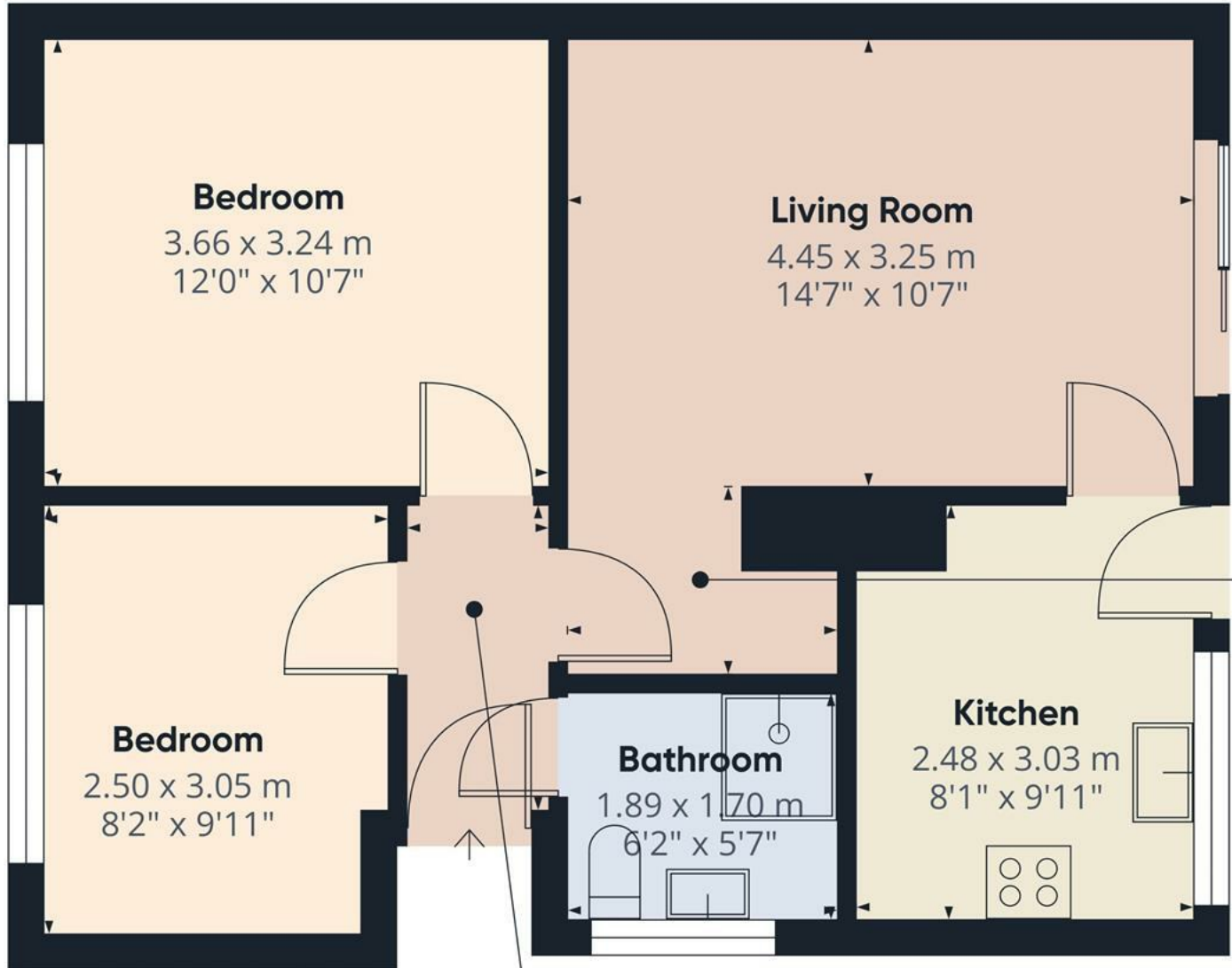
Approximate total area<sup>(1)</sup>

62.5 m<sup>2</sup>  
673 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.

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**Living Room**  
1.89 x 1.37 m  
6'2" x 4'6"

**Hallway**  
1.04 x 2.20 m  
3'5" x 7'2"

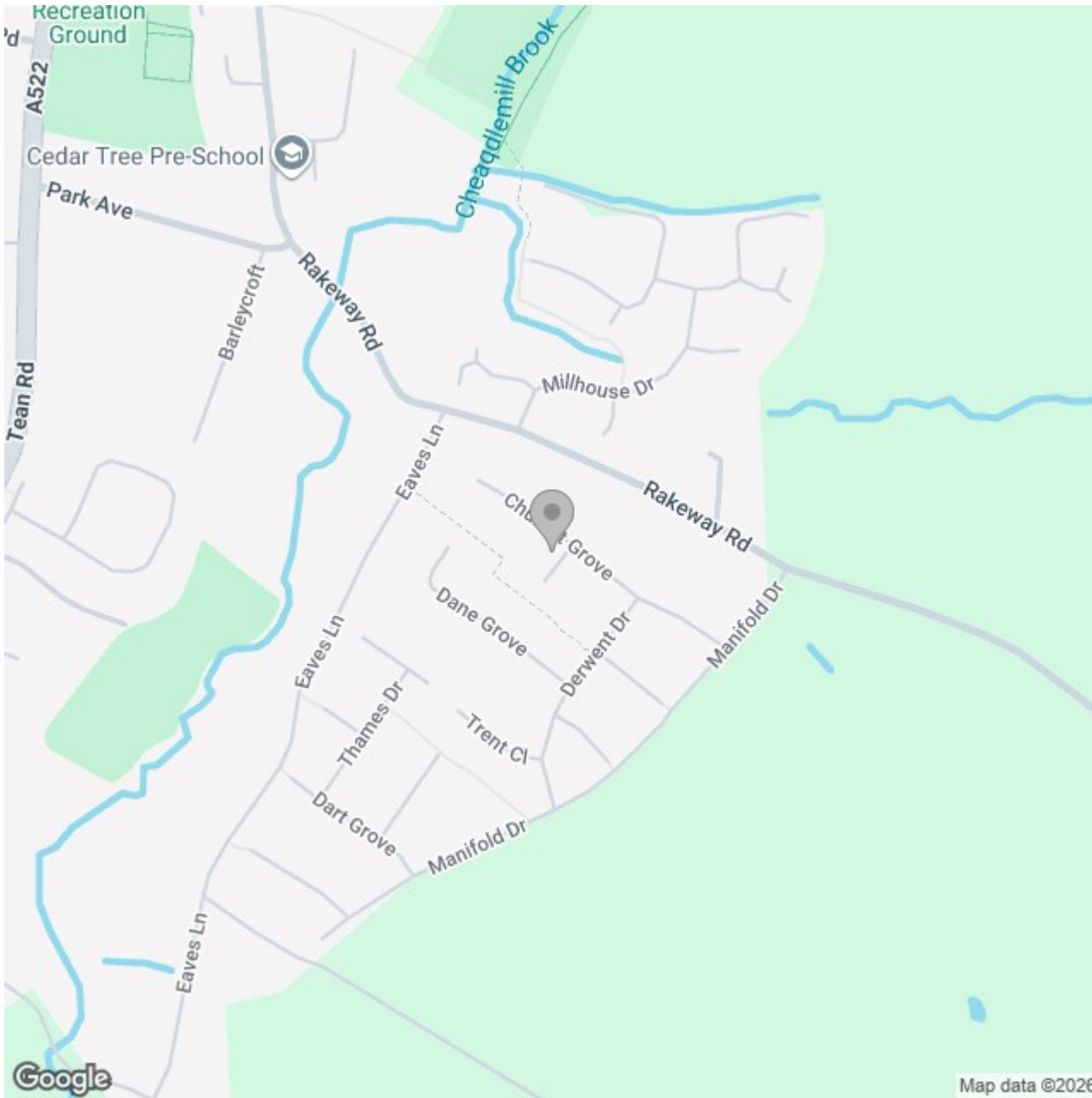
**Approximate total area<sup>(1)</sup>**  
49.5 m<sup>2</sup>  
533 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	