ABODE
SALES & LETTINGS

Majors Barn, Cheadle, ST10 1PY

£165,000



https://www.abodemidlands.co.uk







*** Driveway *** Beautifully presented *** Two bedrooms plus loft room *** Sought after location ***

This charming and extended cottage is beautifully presented throughout, having been thoughtfully improved and enhanced by the current owner to create a stylish and welcoming home.

A particular feature of the property is the generous enclosed rear garden, offering an ideal space for gardening enthusiasts, outdoor entertaining, and family enjoyment. The property also benefits from a driveway providing valuable off-road parking.

Further enhancing its versatility is the converted loft room, which offers excellent potential for use as a home office, hobby room, or occasional bedroom, depending on a purchaser's individual requirements.

Conveniently located, the property enjoys easy access to Cheadle Town Centre, with its range of shops, amenities, and well-regarded schools, while also benefiting from attractive countryside views to the rear, providing the perfect balance between convenience and a semi-rural setting.

The accommodation briefly comprises;- an entrance porch, living room, kitchen diner, and bathroom to the ground floor. To the first floor are two bedrooms, while the converted loft room occupies the second floor.

Offering character, charm, and flexible living accommodation, this delightful home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Entrance Porch
Featuring a composite entrance door from the front elevation, tiled flooring, and UPVC double glazed windows to both side elevations, with a door leading into the main accommodation.

Living Room
Featuring a UPVC double glazed window to the front elevation, a central heating radiator, and a feature fireplace with a tiled surround and hearth.

Kitchen Diner
Featuring a range of base and eye-level units with complementary worktops, an inset sink with drainer, integrated oven and gas hob, and tiled splashbacks. There is space and plumbing for a washing machine, tumble dryer, and fridge freezer, together with ample room for a dining table and chairs. Additional features include spot lighting, a central heating radiator, a UPVC double glazed window to the rear elevation, a door leading out to the garden, and stairs rising to the first floor.

Bathroom
Featuring a white suite comprising a WC, wash hand basin, and bath with shower over. Additional features include partially tiled walls, a central heating radiator, and a UPVC double glazed window to the rear elevation.

Landing
Featuring a UPVC double glazed window to the rear elevation and stairs leading up to the loft room.

Master Bedroom
Featuring a UPVC double glazed window to the front elevation and two central heating radiators.

Bedroom
Featuring a UPVC double glazed window to the rear elevation, a central heating radiator, and a useful storage cupboard.



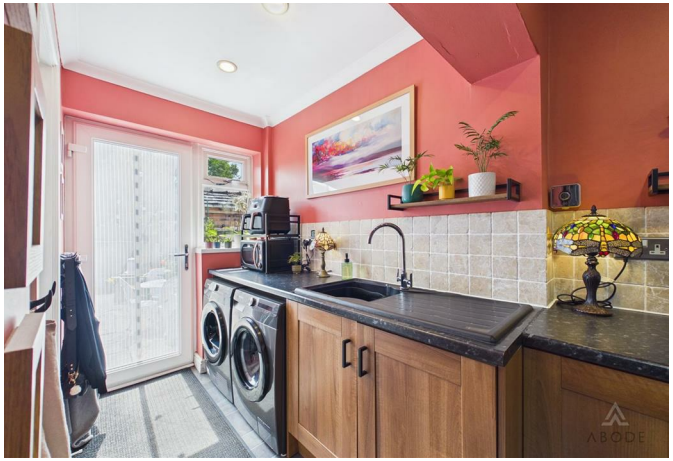
Loft Room
Featuring a rear-facing skylight, exposed character beams, a central heating radiator, and useful eaves storage. Additional built-in storage is provided by a cupboard housing the boiler.

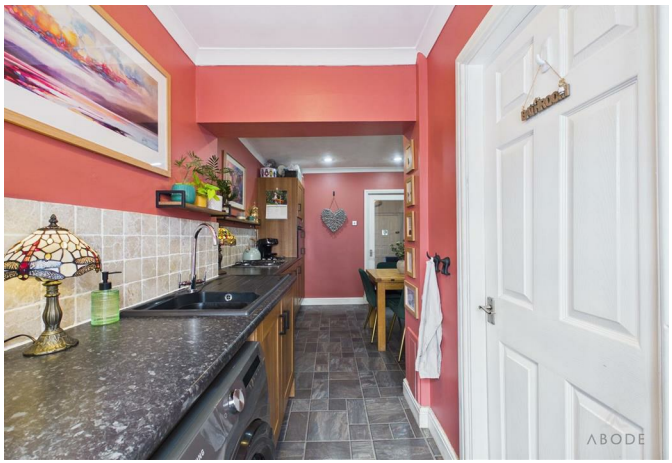
Outside
To the front, the driveway provides off road parking.

To the rear the garden is enclosed, and mainly laid to lawn with mature borders, and patio area ideal for entertaining. Outside water tap, outhouse providing storage and views over distant countryside.

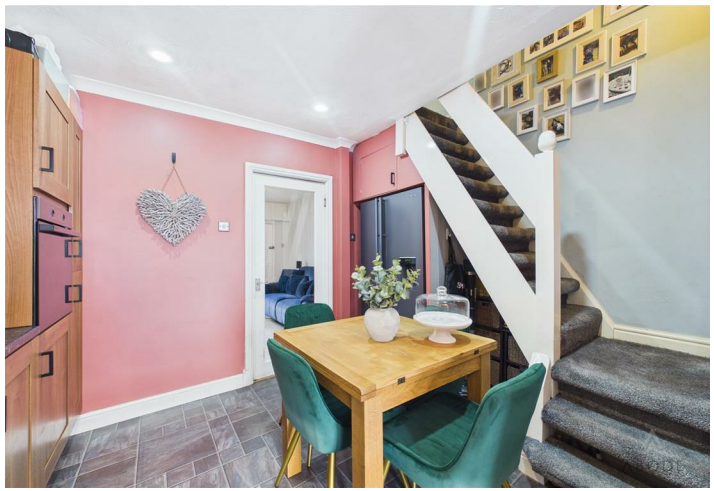


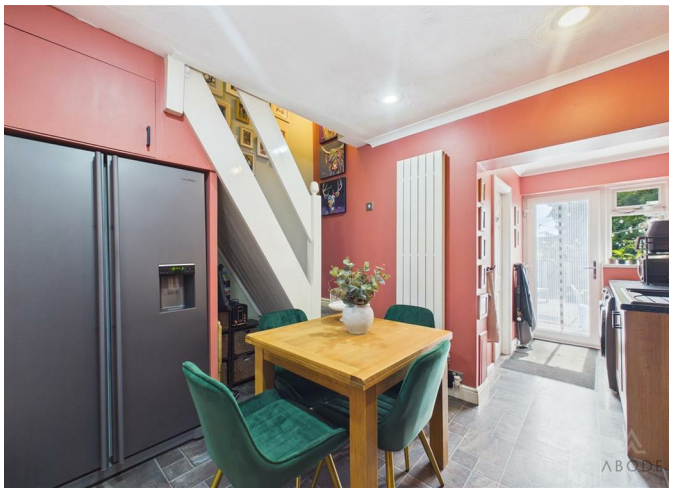


















AML Disclaimer - Cheadle Office

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.











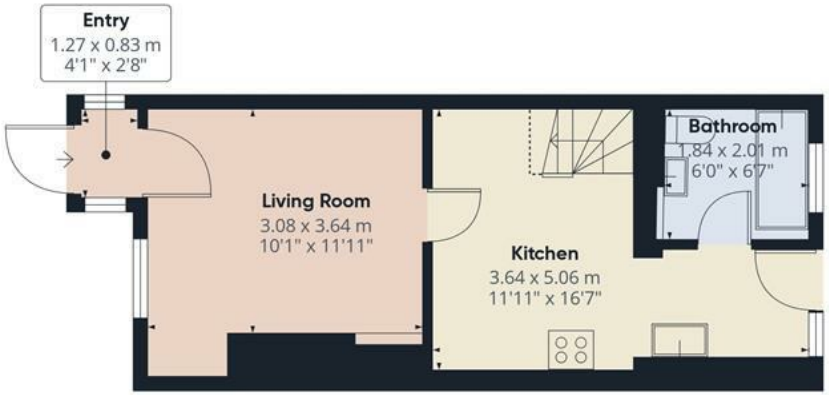








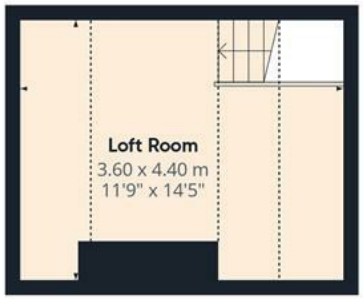




Floor 0



Floor 1





Floor 2

ABODE

Approximate total area(1)

65.3 m²

702 ft²

Reduced headroom

6.6 m²

71 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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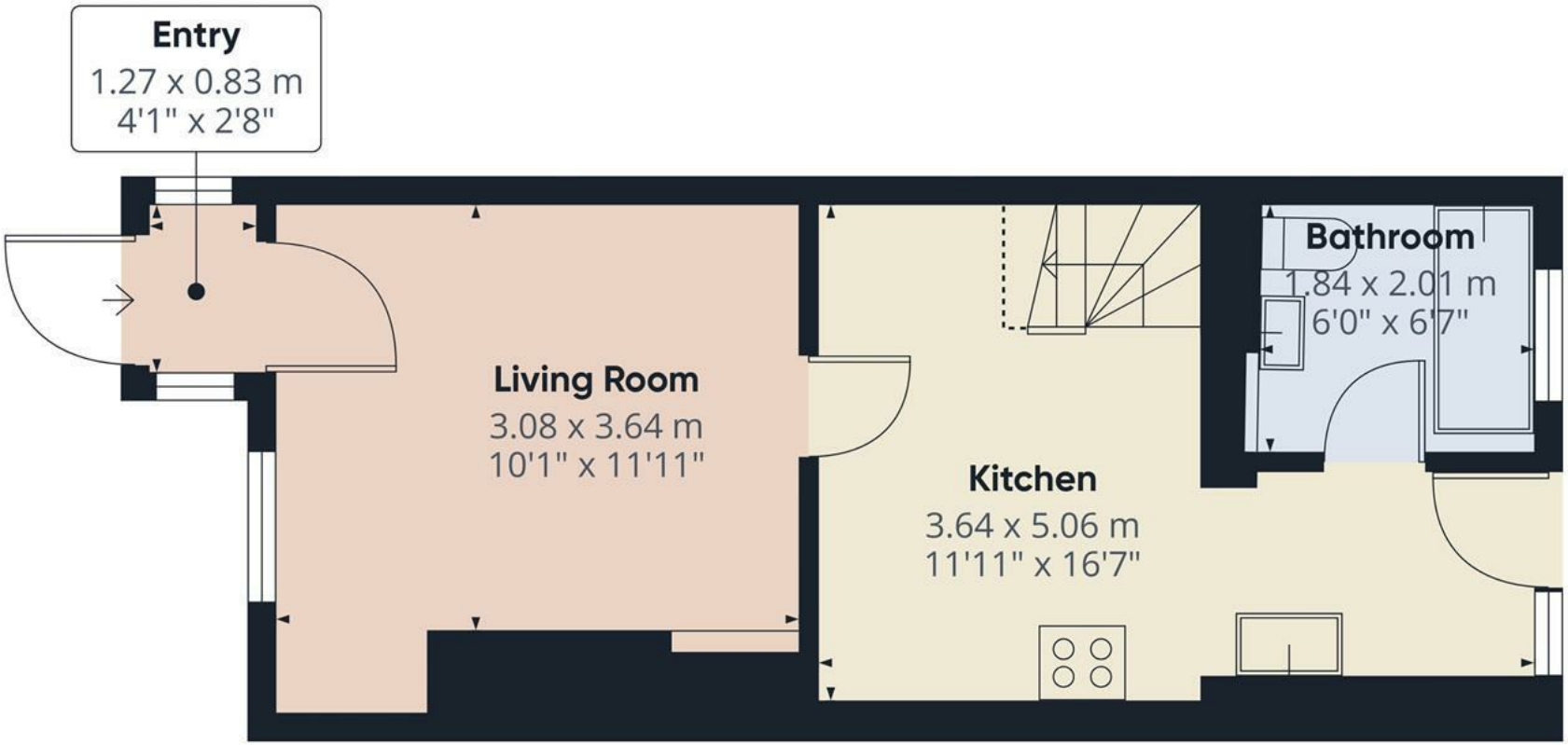

ABODE

Approximate total area(1)

30.8 m²

331 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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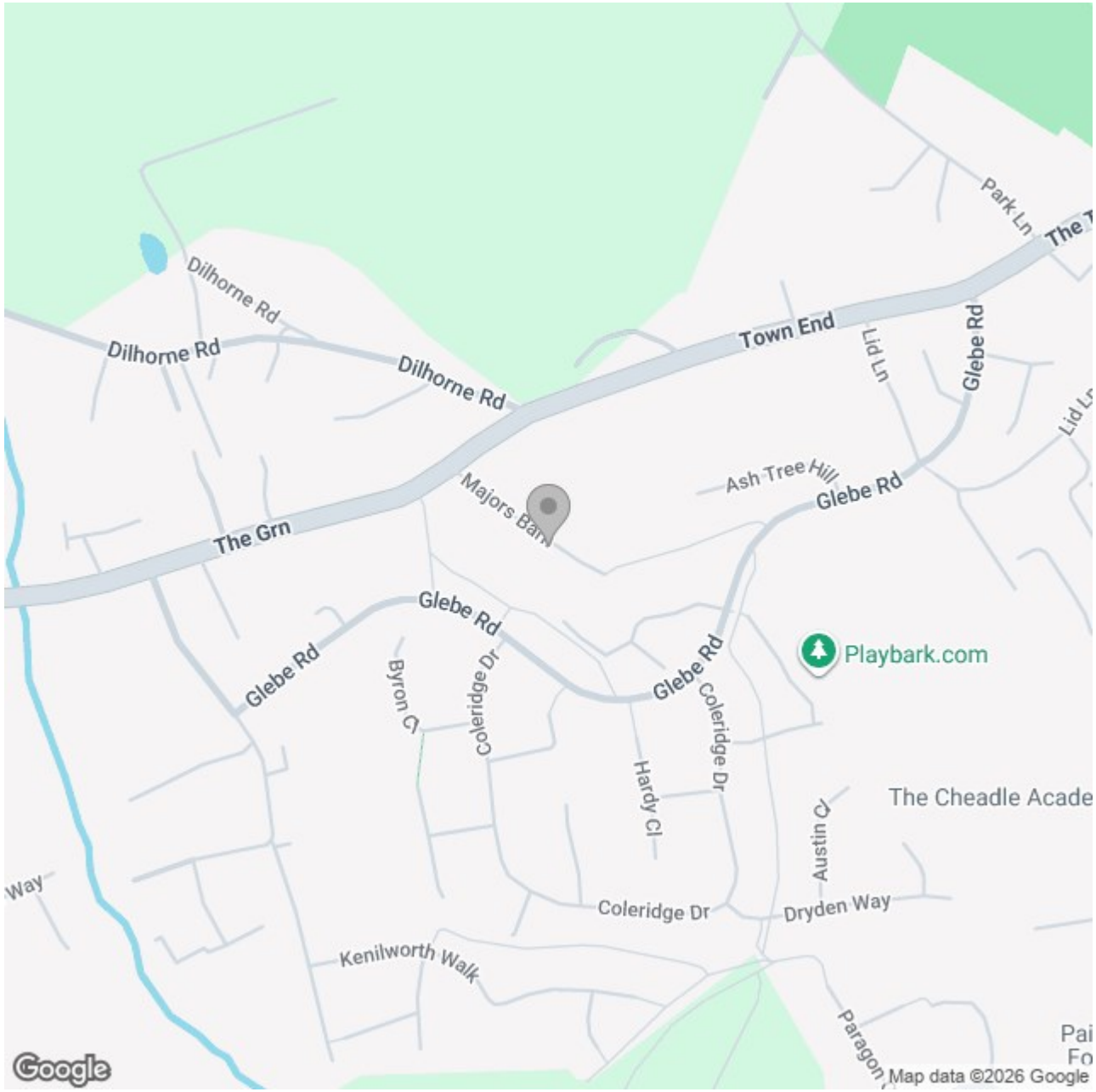
E N S W

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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