ABODE
SALES & LETTINGS

Froghall Road, Cheadle, ST10 1JR

£215,000

https://www.abodemidlands.co.uk

*** EXTENDED THREE BEDROOM SEMI DETACHED HOME ***

This well-presented family home has been thoughtfully extended by the current owners and offers spacious living accommodation throughout. Benefiting from ample off-road parking and a low-maintenance enclosed rear garden, the property is ideally suited to a range of buyers.

Conveniently positioned, the home enjoys easy access to Cheadle town centre, local shops, schools, and everyday amenities.

In brief, the accommodation comprises;- an entrance hallway, living room, kitchen diner, rear hallway, WC, and storage room/ utility to the ground floor. To the first floor are three bedrooms and a family bathroom.

Ideal for first-time buyers, growing families, or those looking to upsize or downsize, early viewing is highly recommended.

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Entrance Hallway
UPVC double-glazed door leading in from the front, central heating radiator and stairs leading to the first floor.

Living Room
UPVC double-glazed window to the front elevation, central heating radiator and electric feature fire.

Kitchen Diner
Modern range of base and eye-level units with complementary worktops, inset one-and-a-half bowl sink with drainer, integrated fridge freezer, and space and plumbing for a cooker with extractor hood above. Tiled flooring, breakfast bar and spot lighting. UPVC double-glazed windows to the rear elevation and patio doors leading out to the garden. Central heating radiator and ample space for a seating area.

Rear Hallway
Tiled flooring, storage cupboard and central heating radiator.

WC
WC and wash hand basin, tiled flooring and central heating radiator.

Utility/ Storage Room
Space and plumbing for a washing machine and tumble dryer. Double UPVC doors leading out to the front.

Landing
UPVC double-glazed window to the side elevation and loft access.

Master Bedroom
UPVC double-glazed window to the front elevation, central heating radiator and built-in storage cupboard.

Bedroom
UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom
UPVC double-glazed window to the front elevation and central heating radiator.

Bathroom
White suite comprising WC, wash hand basin with storage cupboard below, and bath with shower over. Tiled flooring and partially tiled walls, central heating radiator and UPVC double-glazed window to the rear elevation.

Disclaimer
Please note some personal items have been digitally removed from some of the photos used for marketing.

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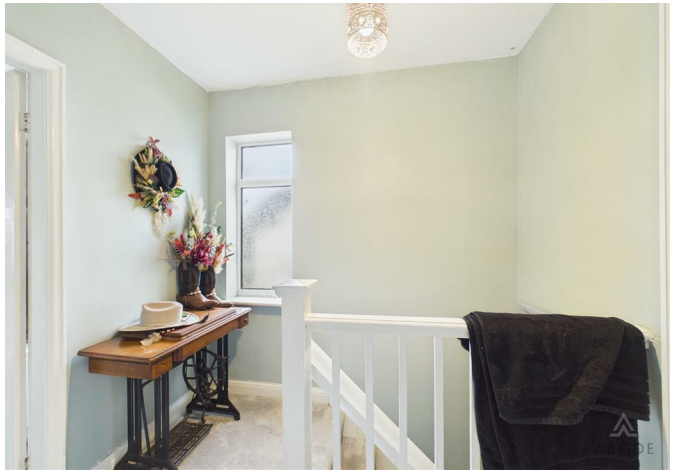
Hotpoint



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

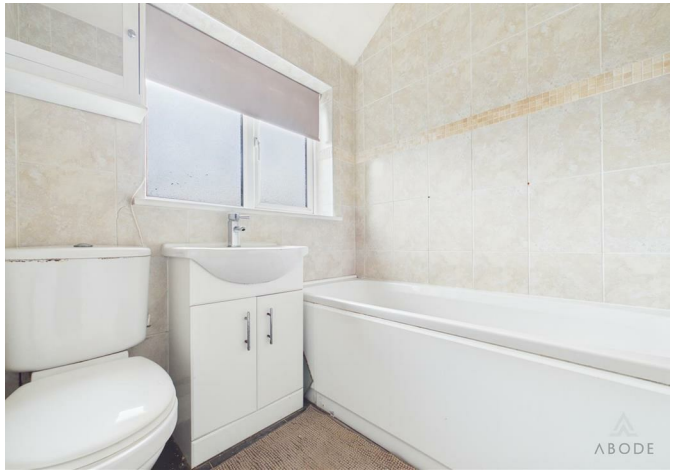
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

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.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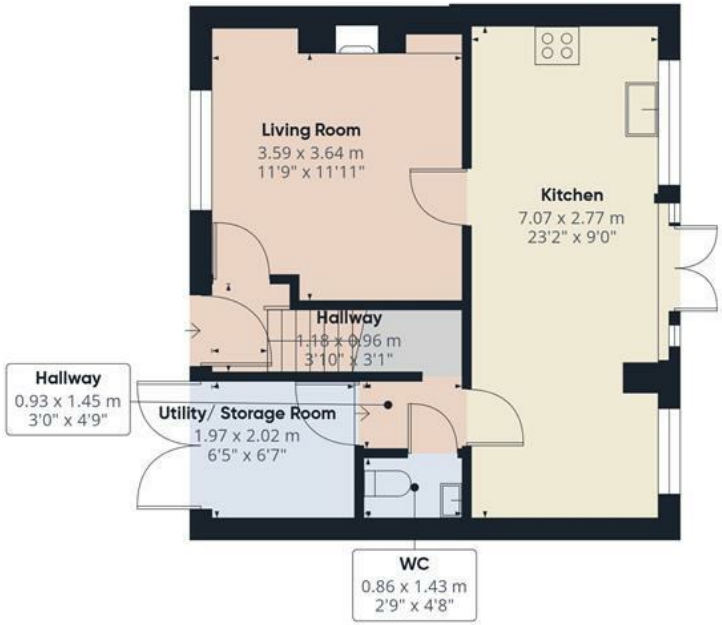

Floor 0

Floor 1

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Approximate total area(1)

72.3 m²

777 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.

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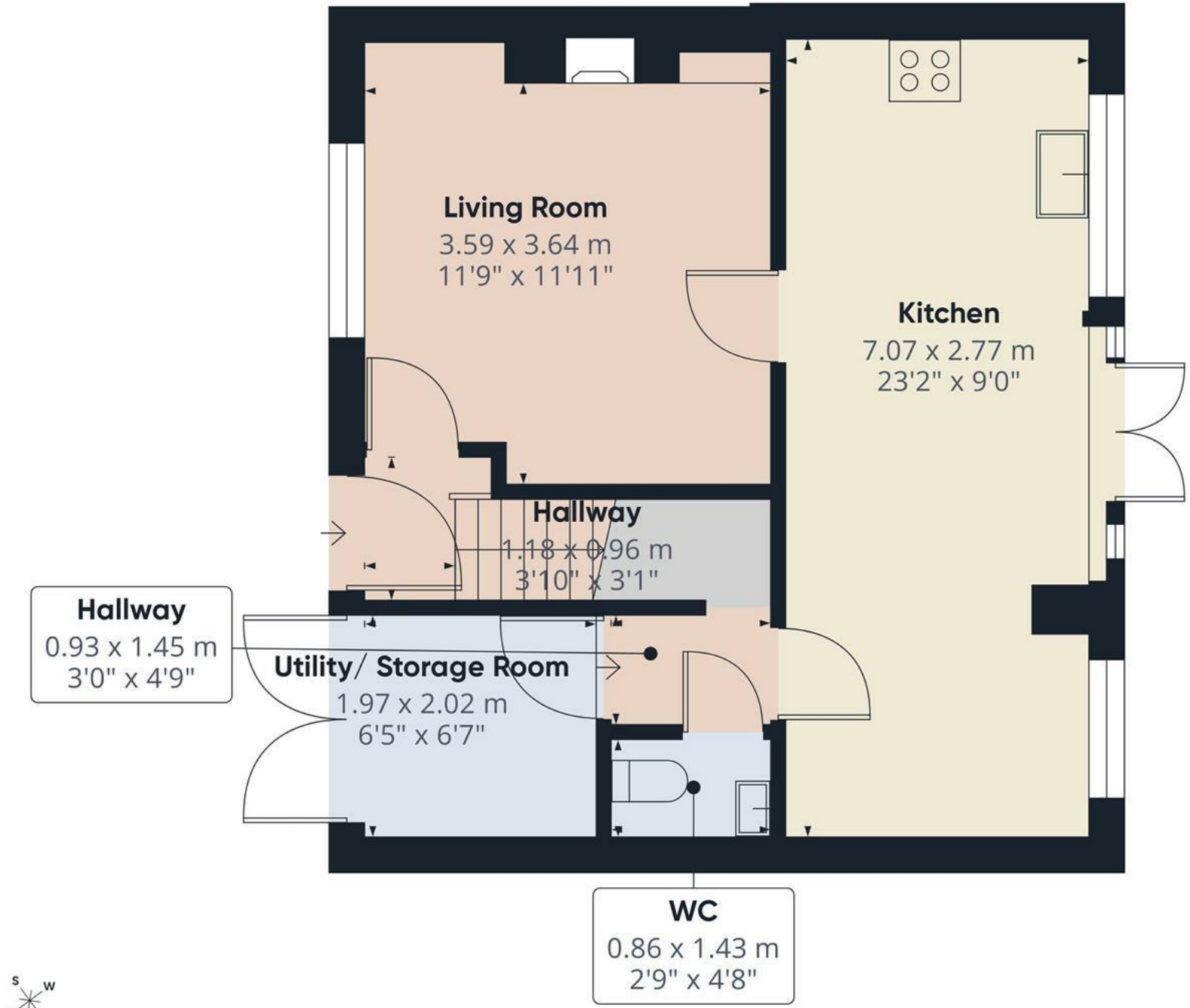

Floor 0

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Approximate total area(1)

44.1 m²

474 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.

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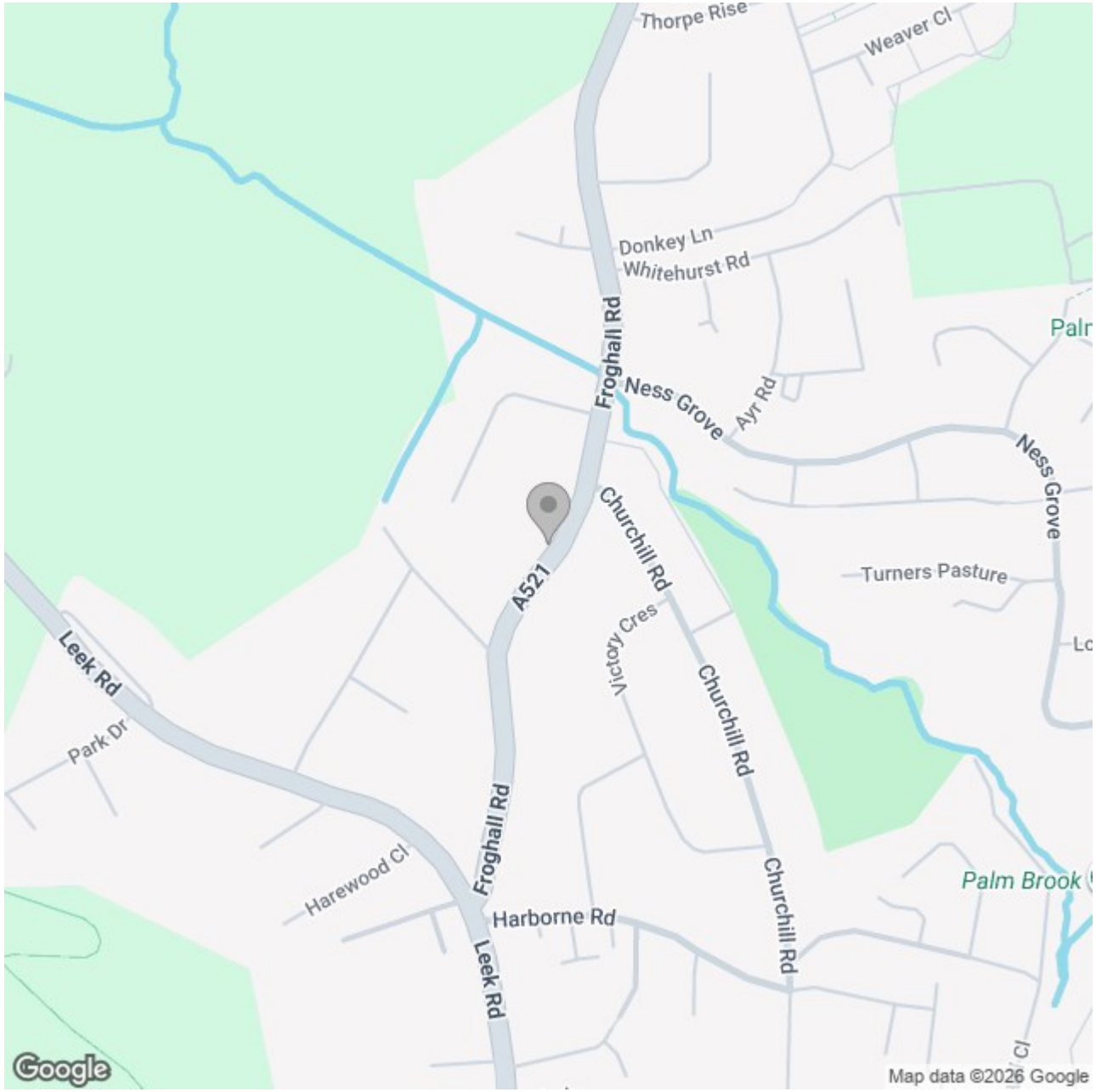

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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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