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.

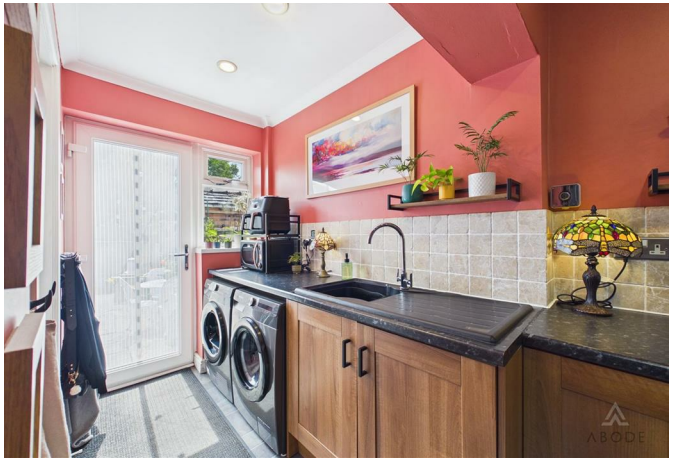
Landing
Featuring a UPVC double glazed window to the rear elevation and stairs leading up to the loft room.

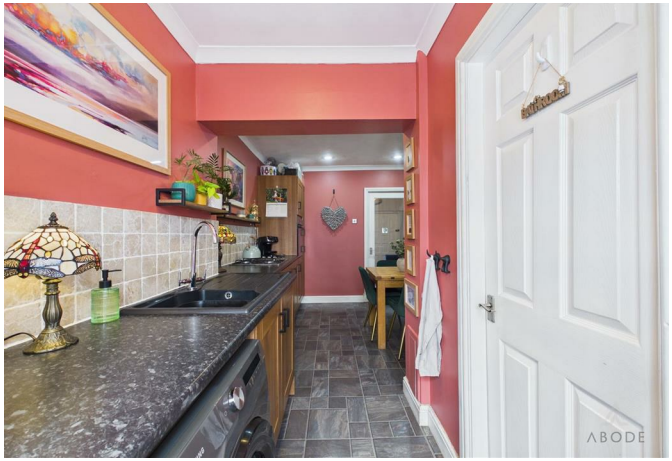
Master Bedroom
Featuring a UPVC double glazed window to the front elevation and two central heating radiators.

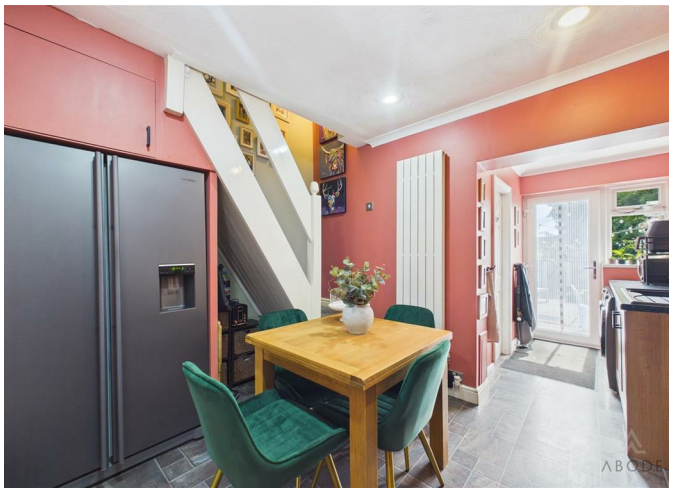
Bedroom
Featuring a UPVC double glazed window to the rear elevation, a central heating radiator, and a useful storage cupboard.

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.

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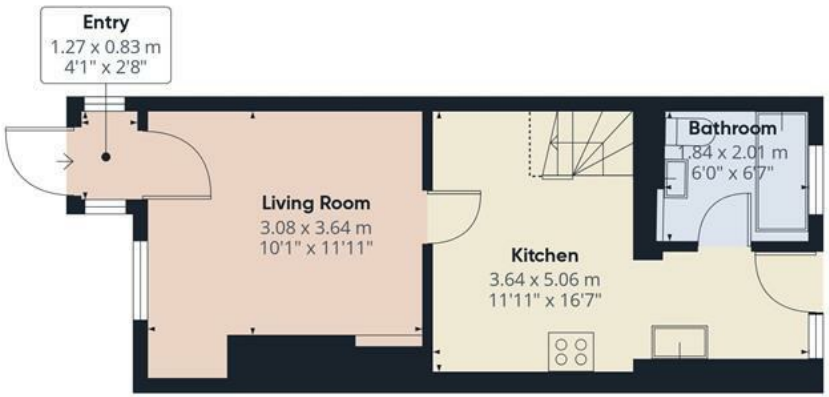
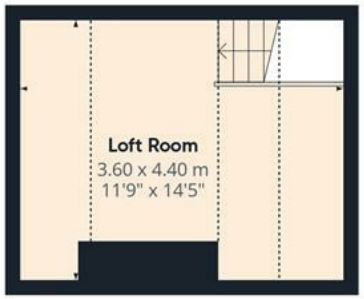


Floor 0

Floor 1



Floor 2

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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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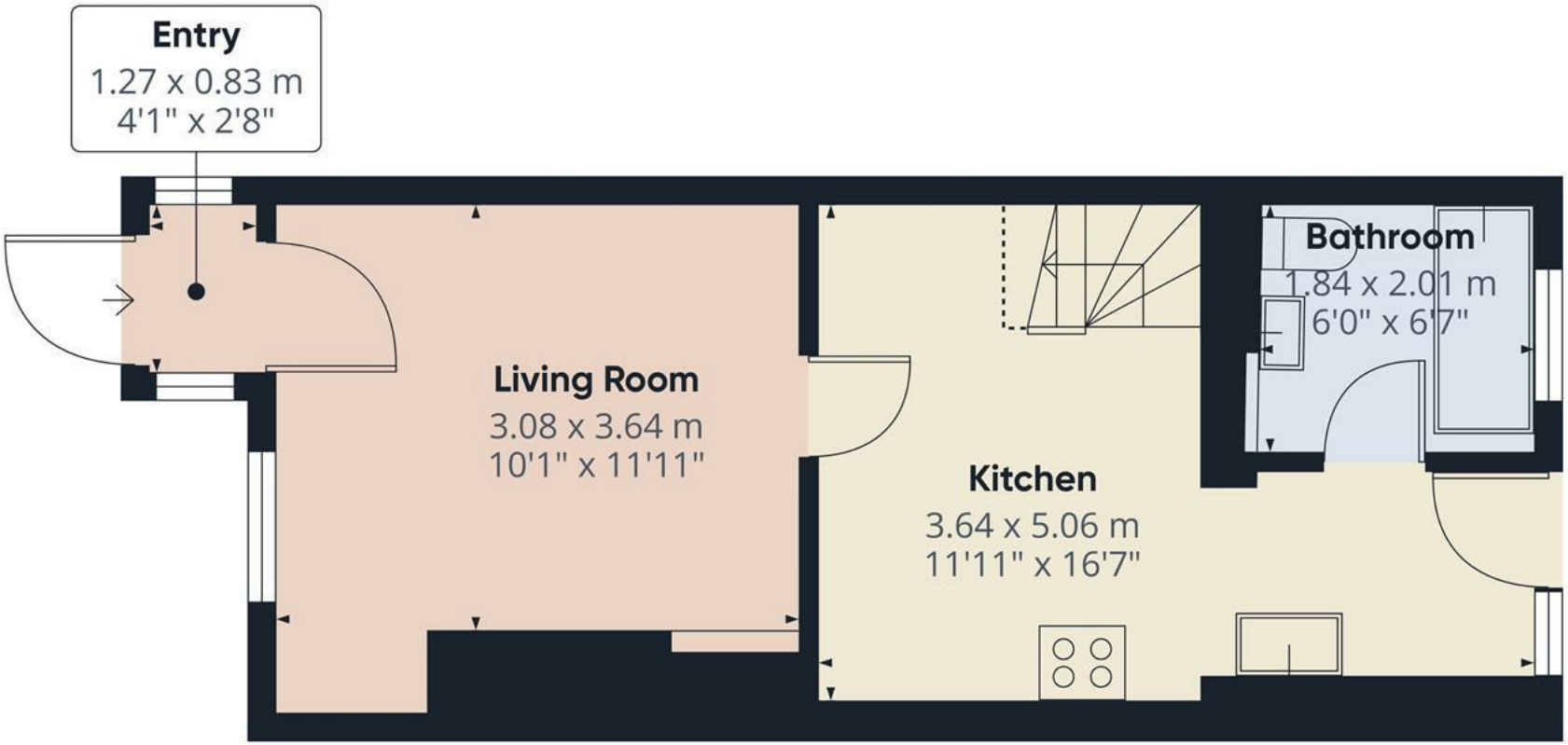

Floor 0

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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

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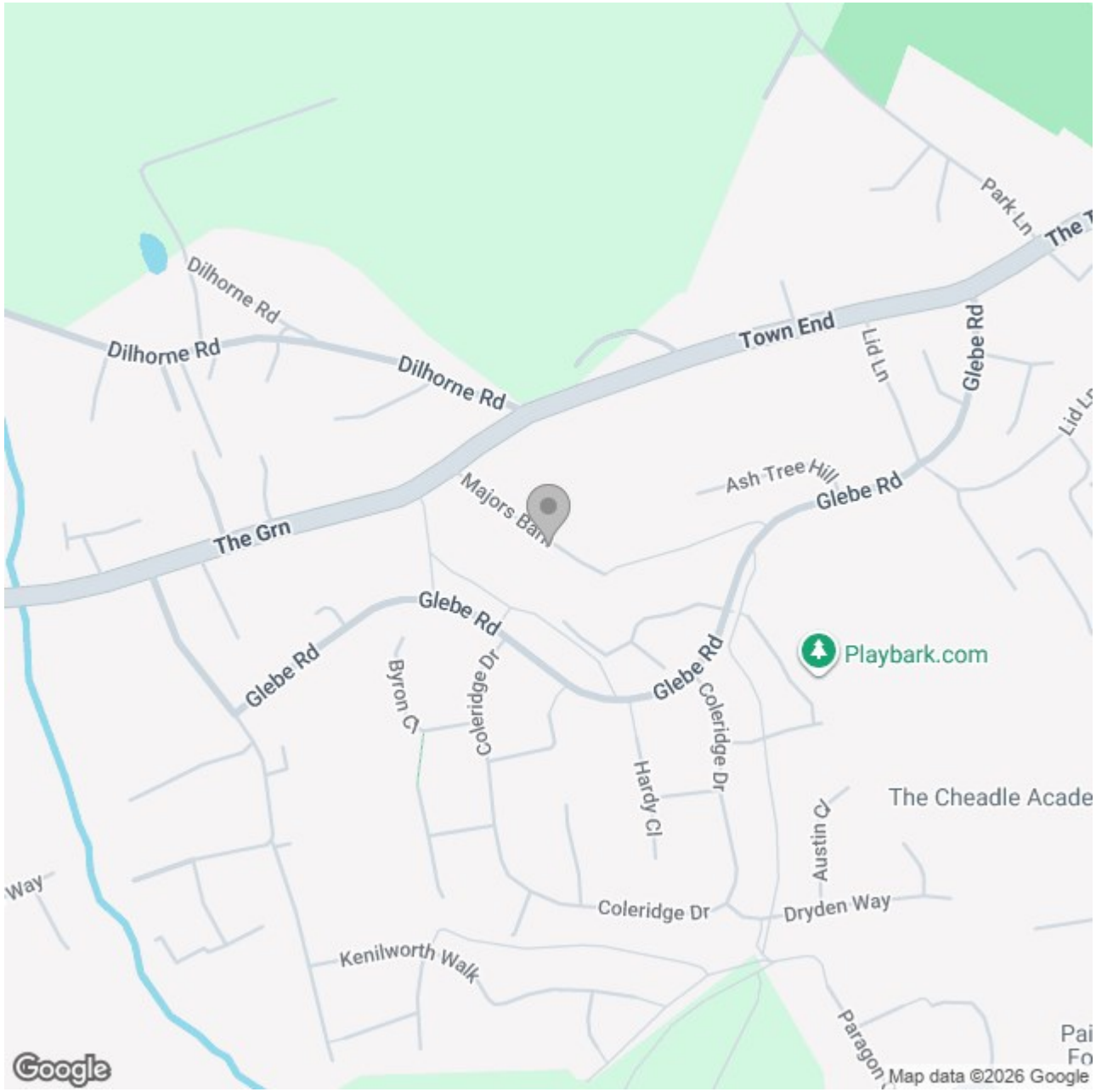

Energy Efficiency Rating

	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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