





This charming traditional home combines timeless character with modern-day comfort, occupying a generous plot with an attractive open outlook over the Cheadle Memorial Recreation Ground.

Beautifully presented throughout and ready to move straight into, the property retains a wealth of original 1930s features that enhance its charm and individuality, including characterful internal doors, feature fireplaces, and attractive flooring. Thoughtful attention to detail is evident throughout, from the stylish décor and quality finishes to the carefully selected lighting, switches, and fittings that complement the home's traditional character while providing a contemporary feel.

The accommodation offers three well-proportioned bedrooms, an extended kitchen, ample off-road parking, and a substantial rear garden. Predominantly laid to lawn with a spacious patio area, the outdoor space is perfect for relaxing, entertaining, and enjoying the pleasant surroundings. The accommodation briefly comprises: an inviting entrance hallway, WC, dining room, living room with feature fireplace, and a spacious kitchen diner to the ground floor. To the first floor are three well-sized bedrooms and a family bathroom.

Occupying an excellent-sized plot, the property also presents exciting potential for further extension or development, subject to the necessary planning permissions.

Ideally situated within walking distance of Cheadle Town Centre, residents benefit from easy access to a variety of shops, highly regarded schools, recreational facilities, and everyday amenities.

Appealing to a wide range of buyers, including first-time purchasers, growing families, and those looking to downsize without compromise, this exceptional home successfully blends original character with contemporary styling. Viewing is essential to fully appreciate the quality, space, and setting on offer, and early inspection is highly recommended.



### Entrance Hallway

Welcoming entrance hall accessed via the front doorway with original stained glass window, featuring quarry tiled flooring, staircase rising to the first floor and central heating radiator.

### WC

Comprising a low-level WC and wash hand basin, with quarry tiled flooring, tiled walls, towel radiator, and side-facing window.

### Dining Room

An elegant dining room with parquet flooring, a double-glazed bay window to the front elevation, feature fireplace, and central heating radiator.

### Living Room

A charming reception room featuring the original sash window overlooking the rear garden, attractive parquet flooring, and a characterful fireplace incorporating a log-burning stove set upon a slate tiled hearth. Central heating radiator.

### Kitchen

Fitted with a range of shaker-style wall and base units complemented by solid oak work surfaces and an inset ceramic sink with drainer. Integrated washing machine and dishwasher. Space and plumbing for a cooker with tiled splashback and extractor hood above, together with space for an American-style fridge freezer. Wooden flooring, spotlighting, central heating radiators, a double glazed side-facing window, and double glazed doors opening directly onto the garden.



### Landing

With original sash window to the side elevation and access to the loft space.

### Master Bedroom

A well-proportioned double bedroom with sash window overlooking the rear garden, central heating radiator, and attractive feature fireplace with tiled hearth.







### Bedroom

A further spacious double bedroom enjoying a front facing window, central heating radiator, and feature fireplace with tiled hearth.

### Bedroom

With rear-facing sash window, central heating radiator, and feature fireplace.

### Bathroom

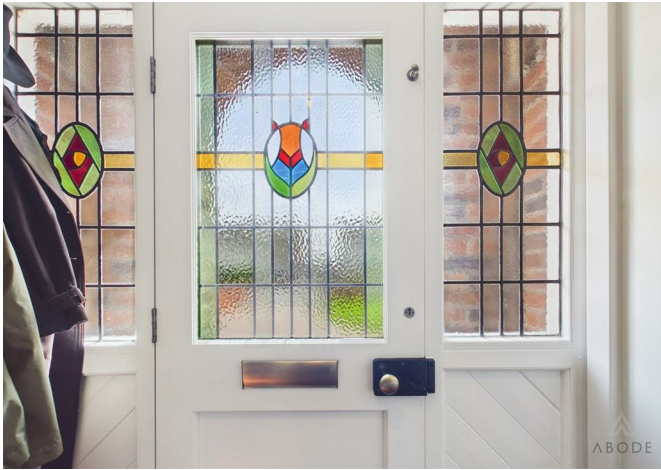
Fitted with a white suite comprising a low-level WC, wash hand basin, and panelled bath with shower over and glass shower screen. Complemented by tiled walls, towel radiator, spotlighting, and a double-glazed window to the front elevation.



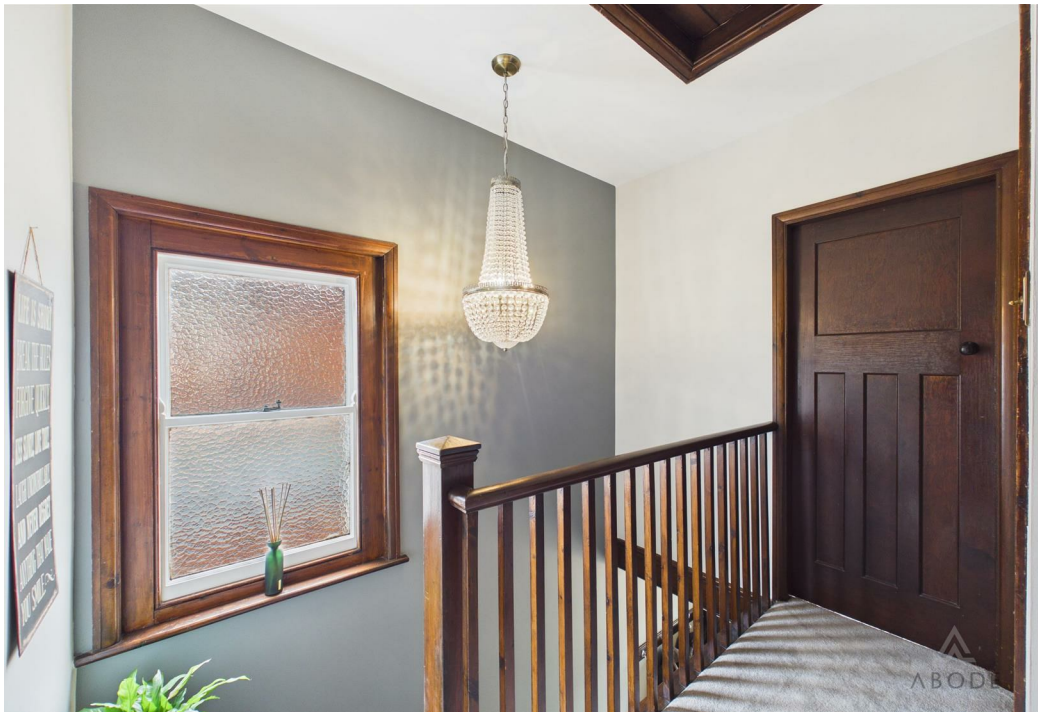
### Outside

To the front, the property benefits from a generous block-paved driveway providing ample off-road parking, alongside a well-maintained lawned garden. Gated side access leads to the impressive rear garden, which is predominantly laid to lawn and complemented by a beautiful patio area, creating the perfect space for outdoor dining and entertaining. A particular feature of the property is its attractive open outlook over the Cheadle Memorial Recreation Ground, offering a pleasant sense of space and greenery rarely found in such a convenient location.







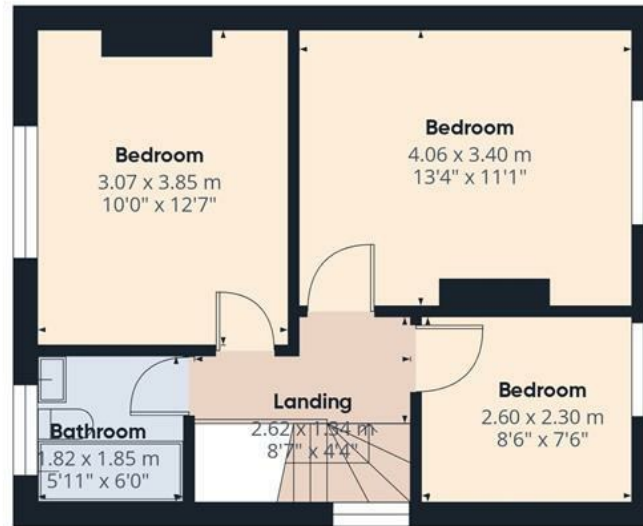








Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

84.6 m<sup>2</sup>

910 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

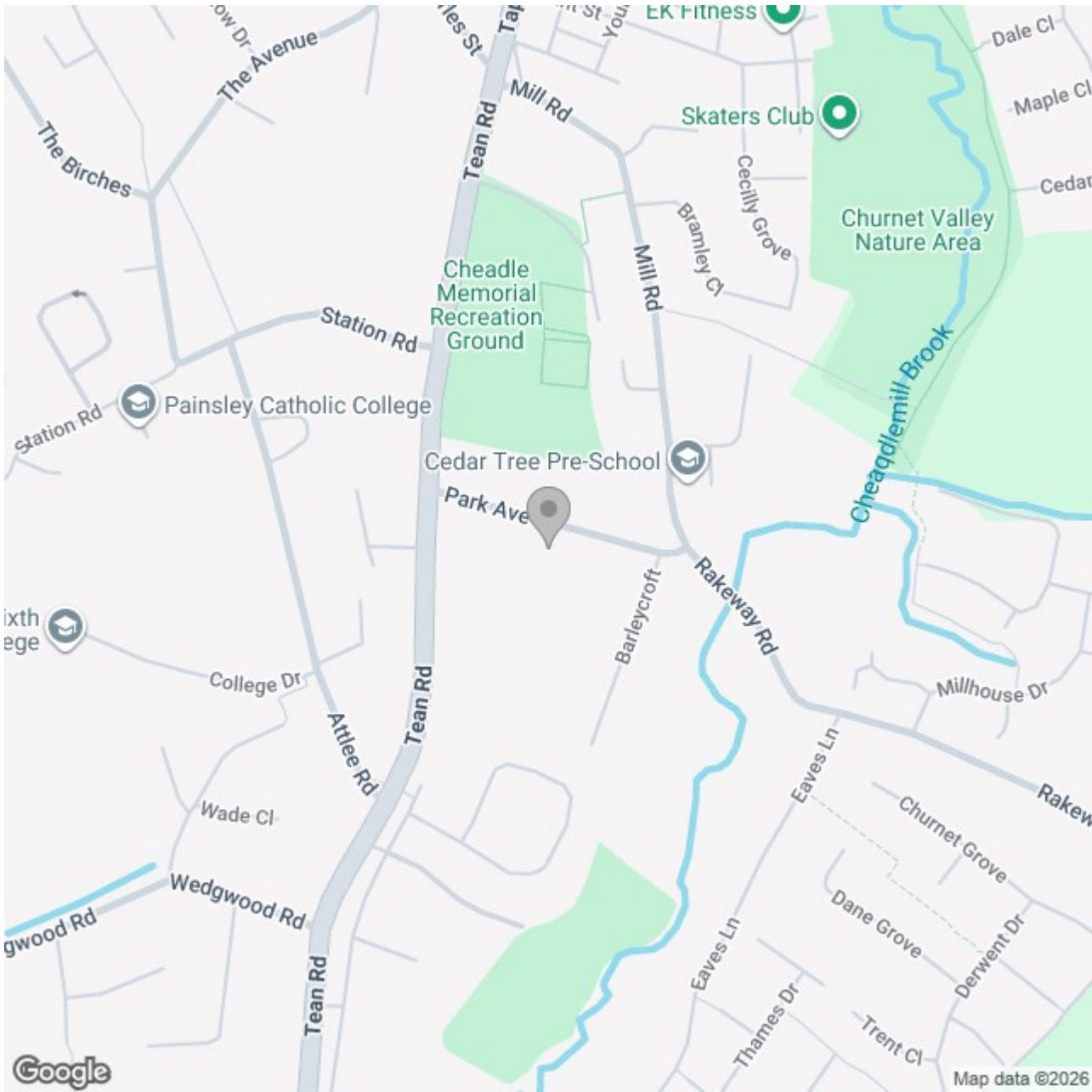
(1) Excluding balconies and terraces

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.

**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	