





This well-presented two-bedroom home has been thoughtfully improved throughout by the current owners, offering comfortable and versatile accommodation ideally suited to a variety of buyers. The property benefits from a modern fitted kitchen, a generous rear garden and a useful converted loft room, providing an additional versatile living space which could be utilised as a home office, hobby room or occasional guest space, subject to any necessary permissions.

Further benefits include double glazing and gas central heating, while the property is ideally situated within walking distance of Cheadle town centre, providing convenient access to a range of local shops, schools and everyday amenities.

In brief, the accommodation comprises: living room, hallway and modern fitted kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom, with stairs leading to the converted loft room, offering valuable additional space.

The generous rear garden provides excellent outdoor space and further enhances the appeal of this attractive home.

Offering well-proportioned accommodation, useful additional living space and a convenient location, this property is likely to appeal to a variety of buyers, including first-time buyers and investors. An early viewing is highly recommended to fully appreciate the accommodation on offer.



Living Room

A well-proportioned living room featuring a double-glazed window to the front elevation, central heating radiator and door providing access from the front of the property.

Hallway

Central heating radiator and stairs rising to the first floor.

Kitchen

Fitted with a range of matching base and eye-level units complemented by work surfaces, incorporating a one-and-a-half bowl sink with drainer. The kitchen benefits from a breakfast bar, wooden worktops, integrated microwave, fridge freezer and dishwasher, with additional space and plumbing for a further appliance. A wall-mounted boiler is housed within the kitchen, along with a useful walk-in pantry cupboard. There is also a UPVC double-glazed window overlooking the rear elevation and a door providing access to the garden.

Landing

The landing provides access to the first-floor accommodation and benefits from a central heating radiator.

Bedroom

A good-sized bedroom with a UPVC double-glazed window to the front elevation, central heating radiator and exposed beam. Stairs provide access to the loft room, with a useful storage cupboard also available.



Bedroom

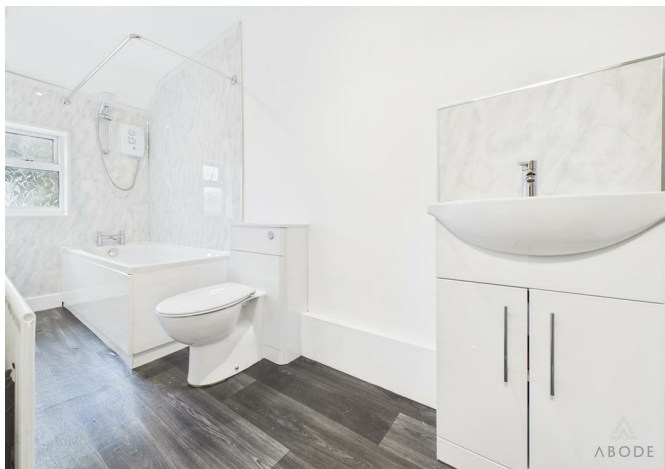
A further well-proportioned bedroom with a UPVC double-glazed window overlooking the rear elevation, central heating radiator and exposed beam.

Bathroom

Fitted with a white suite comprising WC, wash hand basin with storage cupboard beneath, and a bath with shower over. The bathroom also benefits from a double-glazed window to the rear elevation and central heating radiator.







Loft Room

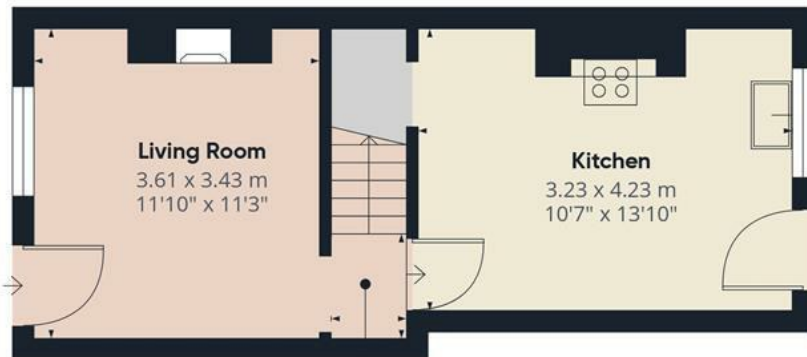
A versatile loft room featuring a skylight to the rear elevation, central heating radiator and exposed beam.

Outside

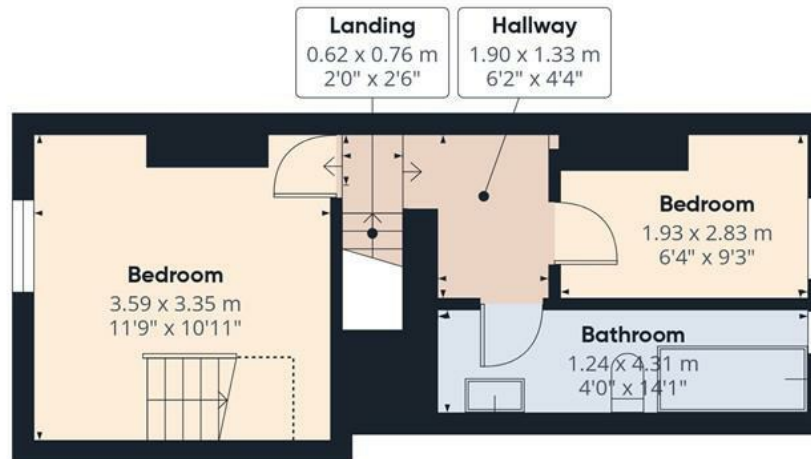
To the rear the garden is mainly laid to patio, plus lawned area.







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

62.1 m²

668 ft²

Reduced headroom

3.8 m²

41 ft²

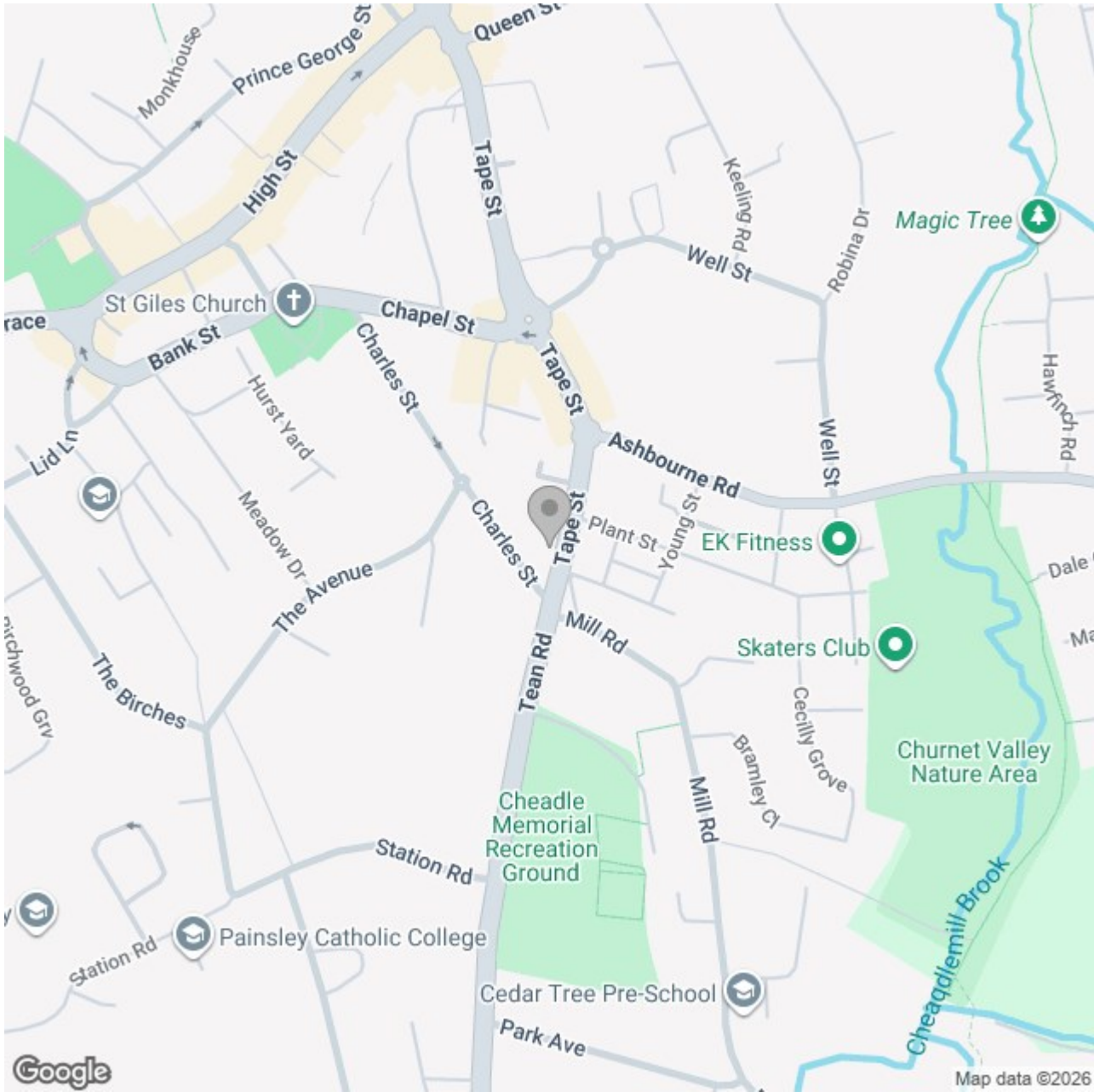
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC