





This beautifully presented three/four bedroom detached home has been thoughtfully improved and enhanced by the current owners, creating versatile and well-proportioned accommodation arranged over two floors.

The property occupies a generous plot, with gardens to both the front and rear, ample off-road parking provided by a tarmac driveway, and a detached garage. To the rear, the enclosed garden is predominantly laid to lawn, complemented by a paved patio area, providing an excellent space for outdoor dining and entertaining.

Internally, the property offers spacious and versatile living accommodation throughout, benefitting from UPVC double glazing and gas central heating. The ground floor provides particularly flexible living arrangements, with a ground floor bedroom/ home office- depending on a buyers requirements.

The property is ideally positioned in Cheadle, offering convenient access to a range of local shops, schools and amenities, whilst Hales Hall Pond is also within easy reach and provides a popular setting for walks and outdoor recreation.

In brief, the accommodation comprises: entrance hallway, modern fitted kitchen/diner, living room, downstairs WC and ground floor bedroom/office. To the first floor are three further bedrooms and a modern shower room.

Offering excellent flexibility and appeal to a variety of buyers, this attractive detached home is not to be missed. An early internal viewing is highly recommended to fully appreciate the accommodation and plot on offer.




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Entrance Hallway

Composite entrance door leading in from the driveway, attractive parquet wooden flooring, useful storage cupboard, central heating radiator and stairs leading to the first floor. Additional under-stairs storage cupboards.

Kitchen Diner

Modern kitchen fitted with a range of base and eye-level units, complementary worktops and inset sink with draining board. Integrated cooker and hob with extractor hood above, together with a tiled splashback and tiled flooring. UPVC double-glazed window to the rear elevation and patio doors providing access to the garden. Central heating radiator, integrated washing machine and microwave, with space for a fridge/freezer. There is also ample room for a dining table and chairs, making this a practical and sociable family space.

Living Room

UPVC double-glazed window to the front elevation, feature gas fireplace with mantle and hearth, central heating radiator and attractive wooden parquet flooring.

Bedroom/ Office

UPVC double-glazed window to the front elevation, central heating radiator and laminate flooring.

WC

WC and wash hand basin, with UPVC double-glazed window to the side elevation.

Landing

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

Bedroom

UPVC double-glazed window to the rear elevation, eaves storage and central heating radiator.

Bedroom

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



Bedroom

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

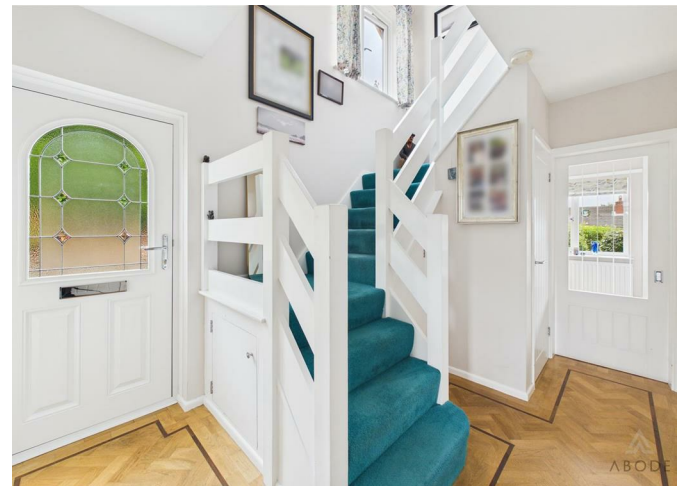
Shower Room

Modern suite comprising:- WC and wash hand basin with storage cupboards beneath and complementary worktops. Walk-in shower with glass shower screen, waterfall and handheld shower heads. UPVC double-glazed window to the rear elevation and heated towel radiator.

Garage

Up and over door to the front, UPVC double glazed window to the rear elevation.







Outside

A tarmac driveway provides ample off-road parking and leads to gated access to the side of the property, which in turn allows access to the detached garage. The front garden is predominantly laid to lawn and complemented by a variety of mature shrubs and established planting, creating an attractive approach to the property.

To the rear, the enclosed garden has been beautifully landscaped and is predominantly laid to lawn, with mature borders and established planting providing an attractive and private setting. A paved patio area offers the perfect space for outdoor dining and entertaining, while there is ample room for a summer house or garden room, allowing the garden to be enjoyed throughout the year.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

105 m²

1130 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.

GIRAFFE 360



Floor 0 Building 1

Approximate total area⁽¹⁾
90.3 m²
972 ft²



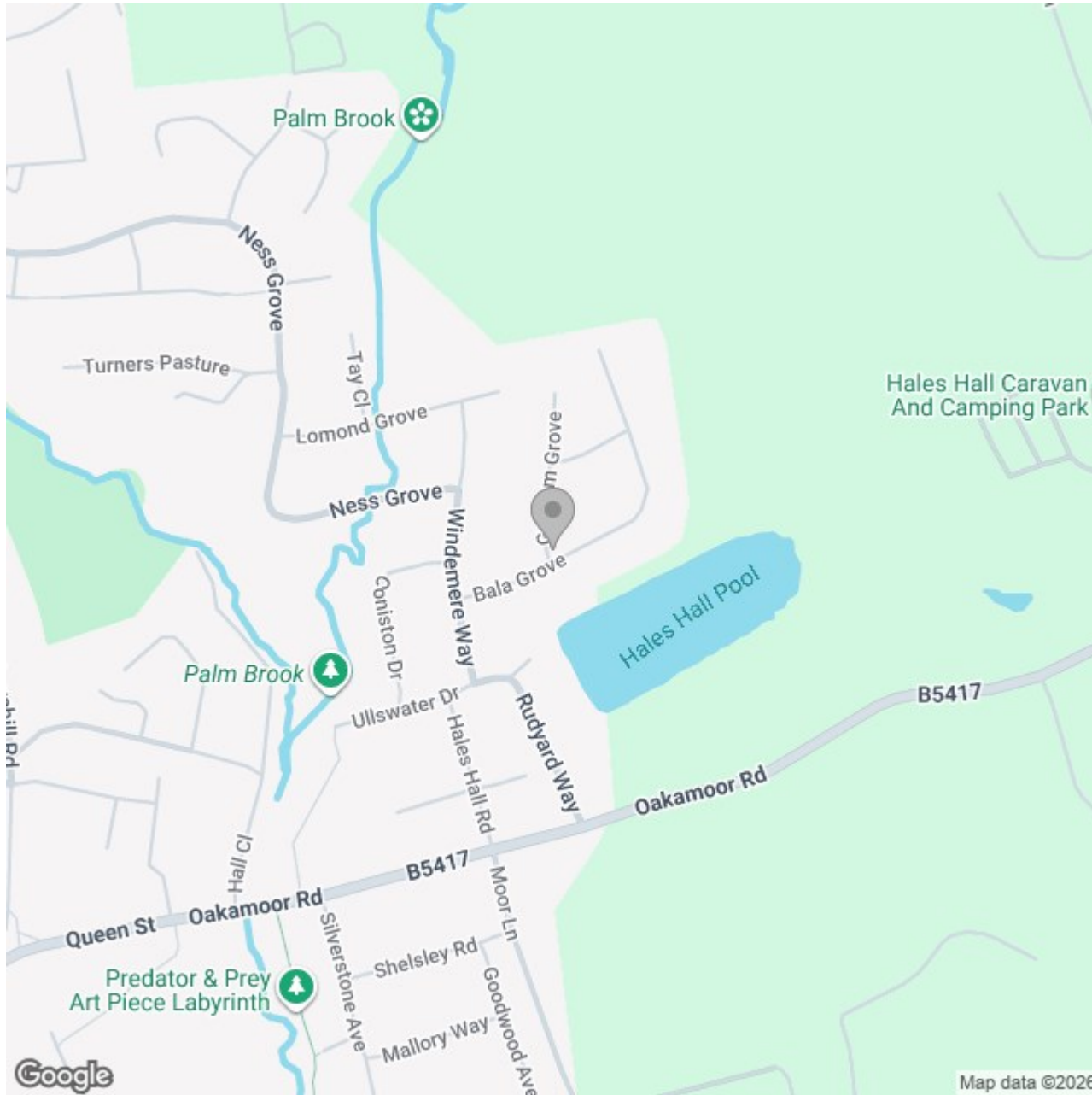
Floor 1 Building 1



(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	