ABODE
SALES & LETTINGS

Wedgwood Road, Cheadle, STI0 ILD

£265,000



https://www.abodemidlands.co.uk







This spacious four-bedroom detached family home offers generous and versatile living accommodation arranged over two floors, together with off-road parking and gardens to both the front and rear.

Ideally positioned for convenient access to Cheadle Town Centre, the property is well placed for a range of local shops, well-regarded schools, amenities and everyday services, making it an excellent choice for families.

The property benefits from double glazing and gas central heating and offers well-proportioned accommodation throughout.

In brief, the accommodation comprises: entrance porch, welcoming entrance hallway, spacious lounge/diner, conservatory, fitted kitchen, ground floor WC and a versatile additional reception space, formerly the garage and currently utilised as a home office.

To the first floor are four bedrooms and a family bathroom, providing excellent accommodation for a growing family or those requiring additional space for working from home, guests or hobbies.

Externally, the property benefits from off-road parking and gardens to both the front and rear.

Offering generous living space, a versatile layout and plenty of opportunity to make it your own, this home is ideally suited to a variety of buyers.

Early viewing is highly recommended to appreciate the space, versatility and potential this property has to offer.

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Entrance Porch
Tiled flooring, UPVC double glazed windows to the front and side elevations, and a door providing access to the entrance hallway.

Entrance Hallway
A welcoming entrance hallway with door leading from the porch, central heating radiator and stairs rising to the first floor.

Lounge Diner
UPVC double glazed window to the front elevation, two central heating radiators, feature fireplace and sliding doors providing access to the conservatory. Ample space for a dining table and chairs.

Conservatory
Featuring wooden double glazed windows to the side and rear elevations, providing a pleasant additional reception space with views over the garden.

Kitchen
Fitted with a range of matching base and eye-level units with complementary work surfaces over, incorporating an inset one-and-a-half bowl sink and drainer. Integrated cooker and grill, hob with extractor hood over, and space and plumbing for a washing machine, dishwasher and fridge/freezer. Tiled flooring, tiled splashbacks, wooden double glazed window to the rear elevation, UPVC door providing access to the side, and useful storage cupboard.

WC
Comprising a WC and wash hand basin, with tiled flooring, wooden double glazed window to the side elevation and central heating radiator.

Office
Spot lighting.

Landing
With access to the loft, useful storage cupboard, central heating radiator and wooden double glazed window to the side elevation.



Master Bedroom
Wooden double glazed window to the front elevation, built-in wardrobes and central heating radiator.

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

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

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





















Bathroom

Fitted with a three-piece suite comprising WC, wash hand basin and bath with shower over. Tiled walls, wooden double glazed window to the rear elevation and heated towel rail.

Outside

To the front, a driveway provides off-road parking and leads to the front garden, which also offers potential to create additional parking, subject to any necessary permissions.

To the rear, the property benefits from an enclosed garden, predominantly laid to lawn and complemented by a paved patio area, pergola and garden shed, providing a pleasant and practical outdoor space for relaxing and entertaining.

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.






Les Misérables
THE SECRET HISTORY
ABODE



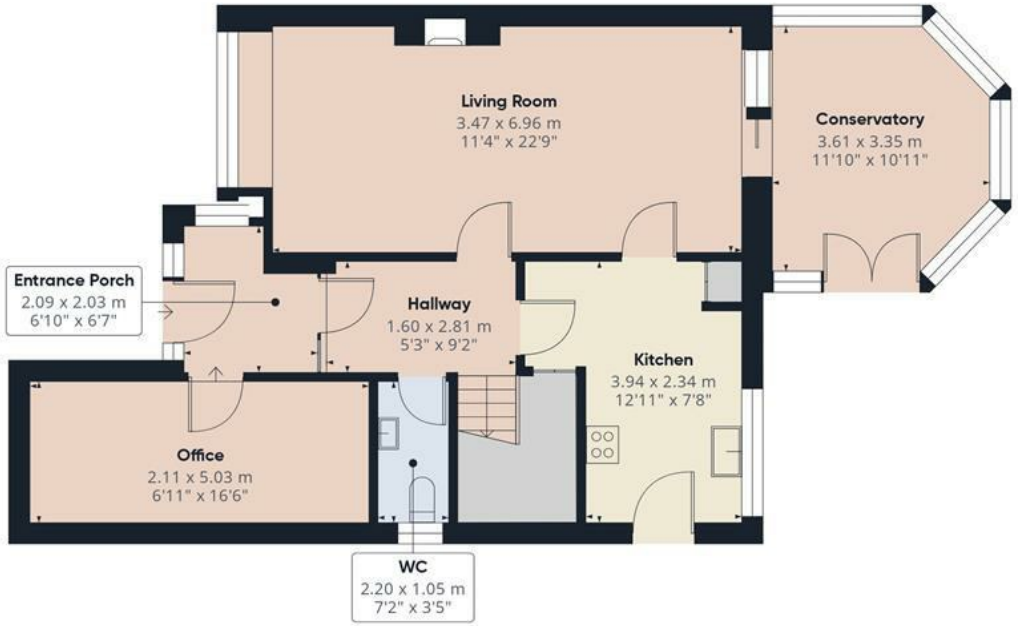




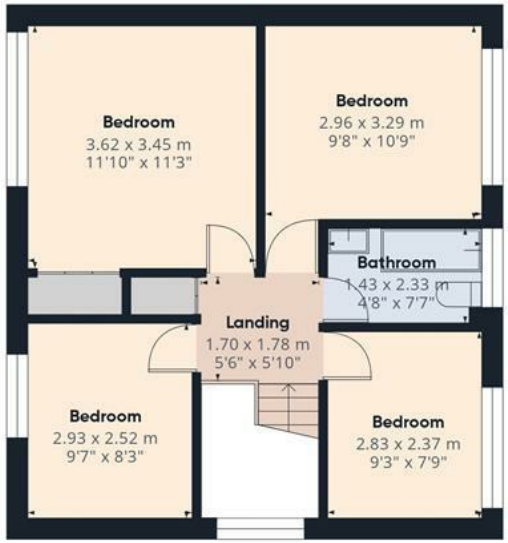








Floor 0



Floor 1



ABODE

Approximate total area(1)

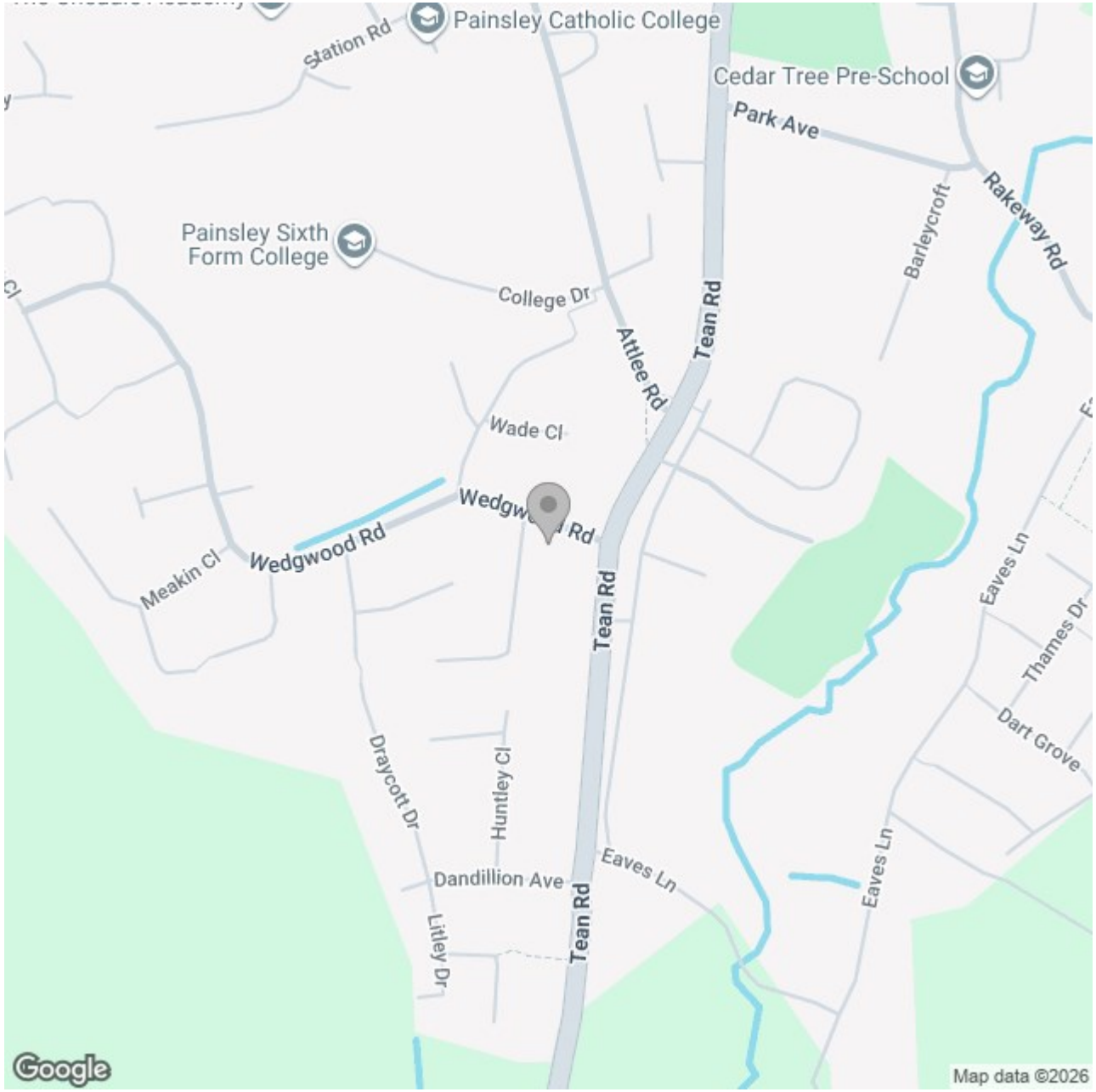
116 m²

1249 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.