





This spacious two bedroom bungalow offers well proportioned accommodation, two double bedrooms and excellent outside space, making it an ideal choice for those looking to downsize, first-time buyers or anyone seeking convenient single-storey living.

Situated in a sought-after area of Cheadle, the property is ideally placed for easy access to the town centre and its range of shops, amenities and everyday services, while also enjoying the benefit of the beautiful surrounding Staffordshire countryside.

The property benefits from double glazing and gas central heating throughout, together with off-road parking, a car port and gardens to both the front and rear. The front garden also offers the potential to create additional off-road parking, if desired and subject to any necessary permissions.

Internally, the accommodation briefly comprises;- an entrance porch, spacious living room, kitchen/diner, inner hallway, two double bedrooms and a bathroom. There is also a useful additional space currently utilised as a workshop, which offers excellent potential to be converted into a utility room, if required.

Externally, the enclosed rear garden has been designed with ease of maintenance in mind and is predominantly paved, with established trees and shrubs providing an attractive backdrop, together with a garden pond.

Offering spacious accommodation in a desirable location, with plenty of potential for a new owner to make it their own, early viewing is highly recommended to fully appreciate everything this bungalow has to offer.



ABODE
SALES & LETTINGS

Entrance Porch

Entrance door to the front elevation and window to the side.

Living Room

Double-glazed windows to the front and side elevations, central heating radiator and gas feature fireplace providing an attractive focal point to the room.

Kitchen Diner

Fitted with a range of base and eye-level units with complementary work surfaces and inset stainless-steel sink with drainer. Integrated appliances include a cooker and hob with extractor hood above, fridge freezer and washing machine. Further features include partially tiled walls, UPVC double-glazed window to the side elevation, side entrance door and central heating radiator. There is ample space for a dining table and chairs, creating an excellent space for everyday dining and entertaining.

Hallway

Access to the loft space.

Master Bedroom

UPVC double-glazed windows to both the front and rear elevations, central heating radiator and a range of built-in furniture including wardrobes, bedside table, dressing table and drawers.

Bedroom

UPVC double-glazed sliding patio doors opening onto the rear garden, together with built-in wardrobes and drawers providing useful storage.



Bathroom

Fitted with a white suite comprising WC, wash hand basin and walk-in shower/bath. Fully tiled walls, central heating radiator and UPVC double-glazed window to the side elevation.

Workshop

UPVC double-glazed window to the rear elevation and door providing access from the garden. Benefitting from power and lighting, making this a useful space for storage, hobbies or use as a workshop.







Outside

To the front, a driveway provides off-road parking and access to a car port. There is also a front garden area which offers the potential to create additional parking if desired, subject to any necessary permissions.

To the rear is an established garden featuring a patio seating area, pond and outside water tap. The garden is complemented by a variety of mature trees, bushes and shrubs, creating an attractive outdoor space.

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.





Approximate total area⁽¹⁾

69.2 m²

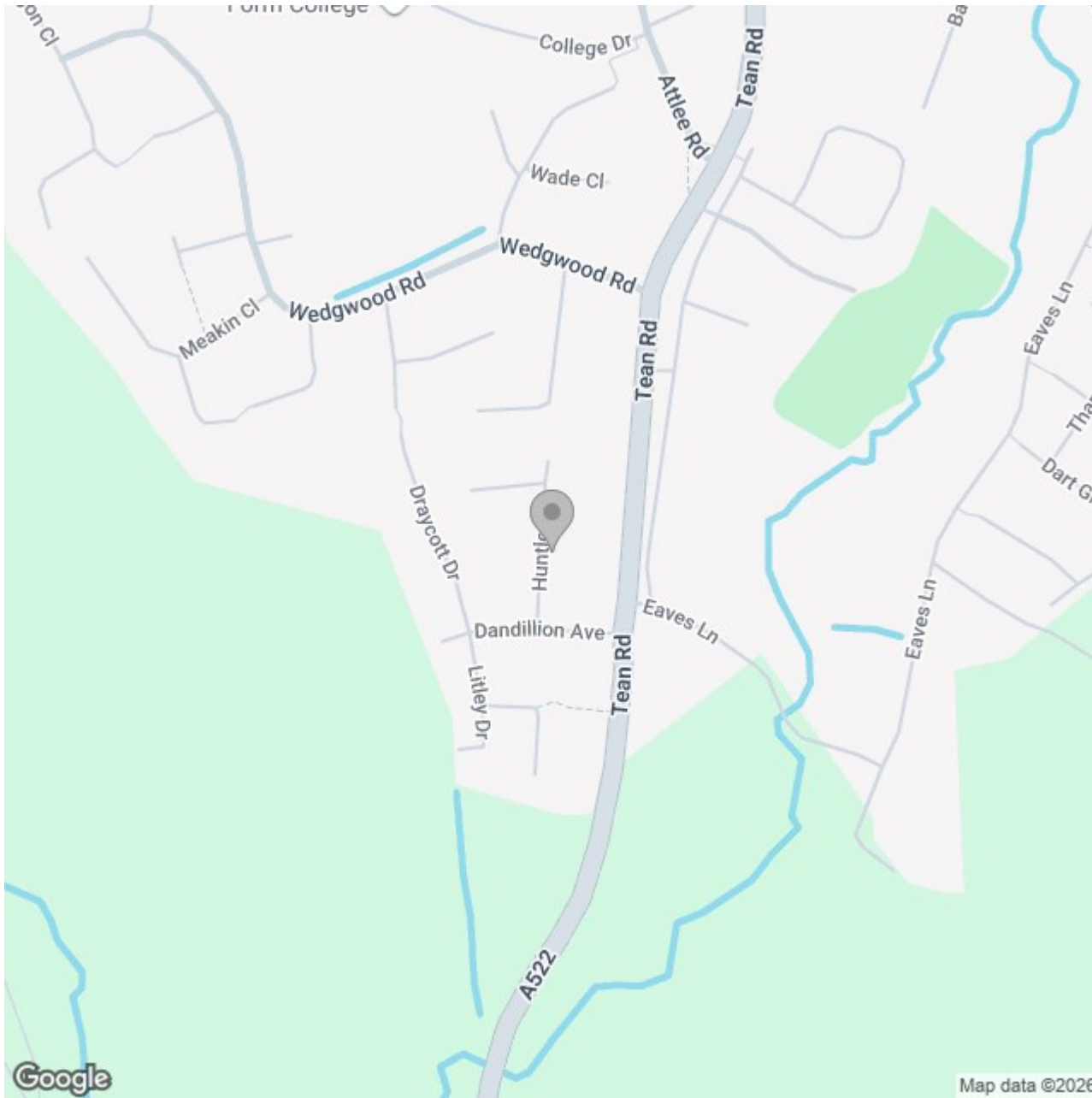
745 ft²

(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	