ABODE
SALES & LETTINGS

Dart Grove, Cheadle, Staffordshire, ST10 1QF

£180,000

https://www.abodemidlands.co.uk

**** GREAT OPPORTUNITY IN A SOUGHT AFTER LOCATION IN CHEADLE ****

The property offers plenty of potential and in brief offers a hall, lounge, kitchen diner with doors onto the garden, two bedrooms and a bathroom. Front drive, side carport and a rear garden.

OFFERED FOR SALE WITH NO UPWARD CHAIN.

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Carport
Double doors into the carport. Side entrance door into the hall and rear door into the garden.

Entrance Hallway
Radiator, loft access with ladder and light.

Living Room
Feature fireplace, radiator and through to the lean to with windows onto the garden, radiator and a door to -

Kitchen Diner
Fitted wall mounted, base and drawer units, work surfaces and a sink and drainer. Appliance spaces, radiator, upvc double glazed window to the side and double doors to the rear.

Bedroom
Upvc double glazed window and a radiator.

Bedroom
Upvc double glazed window and a radiator.

Bathroom
Panel enclosed bath with shower and shower screen, low flush wc, wash hand basins with storage under, radiator and upvc double glazed window.

Outside
Block paved rear garden.
Front drive and side carport.

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

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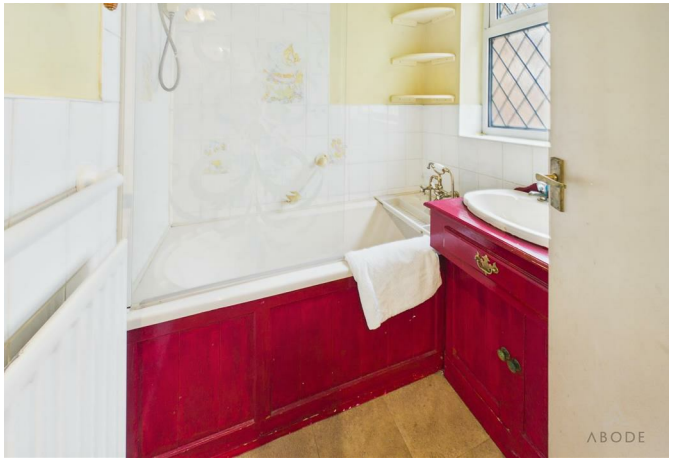
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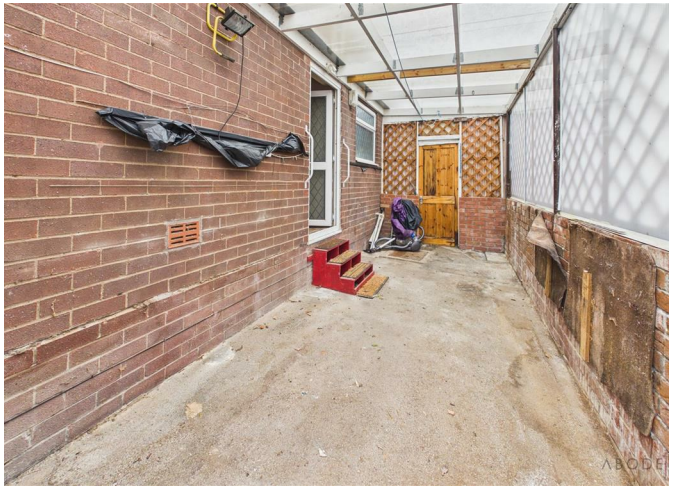

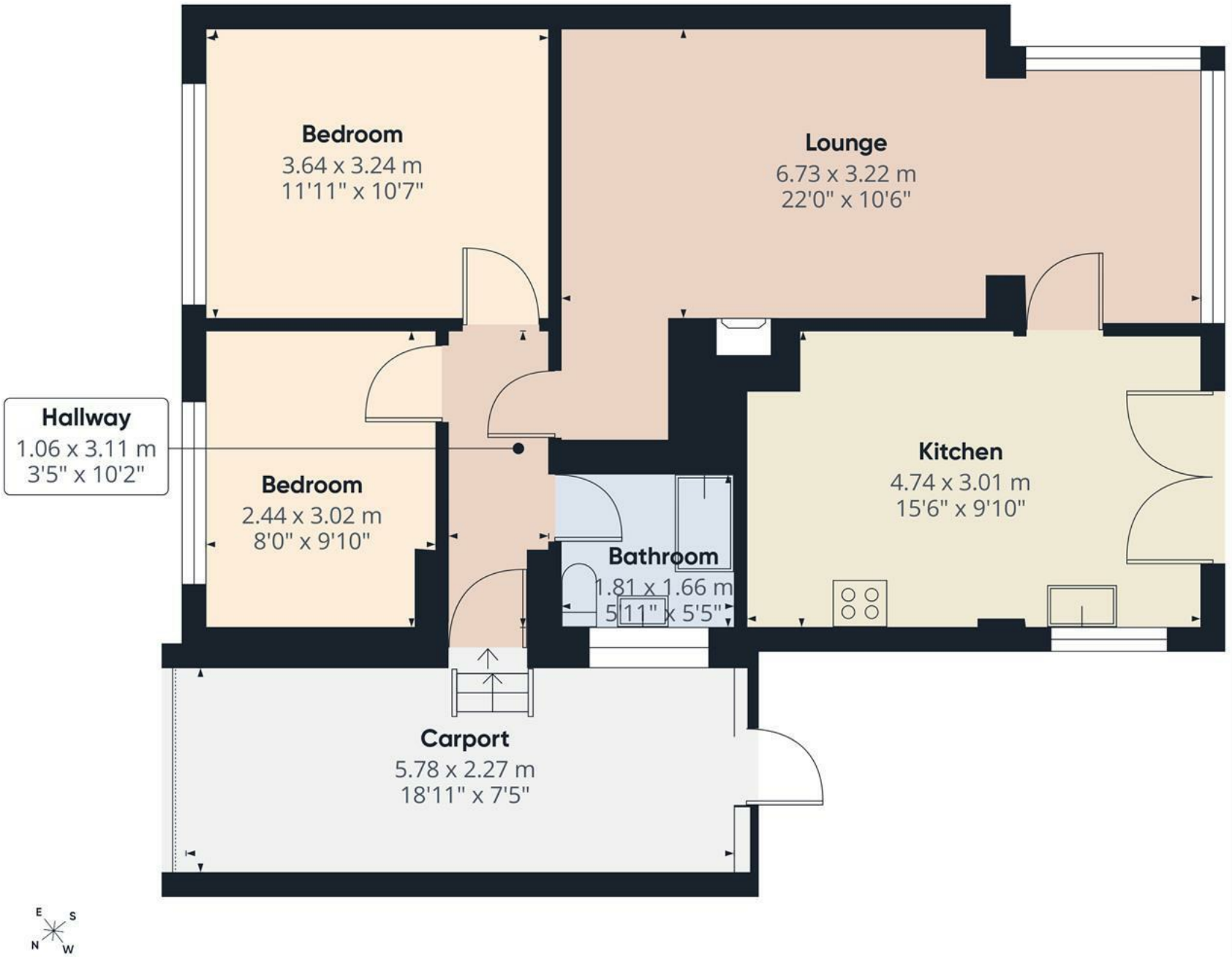

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Approximate total area(1)

75.9 m²

816 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.

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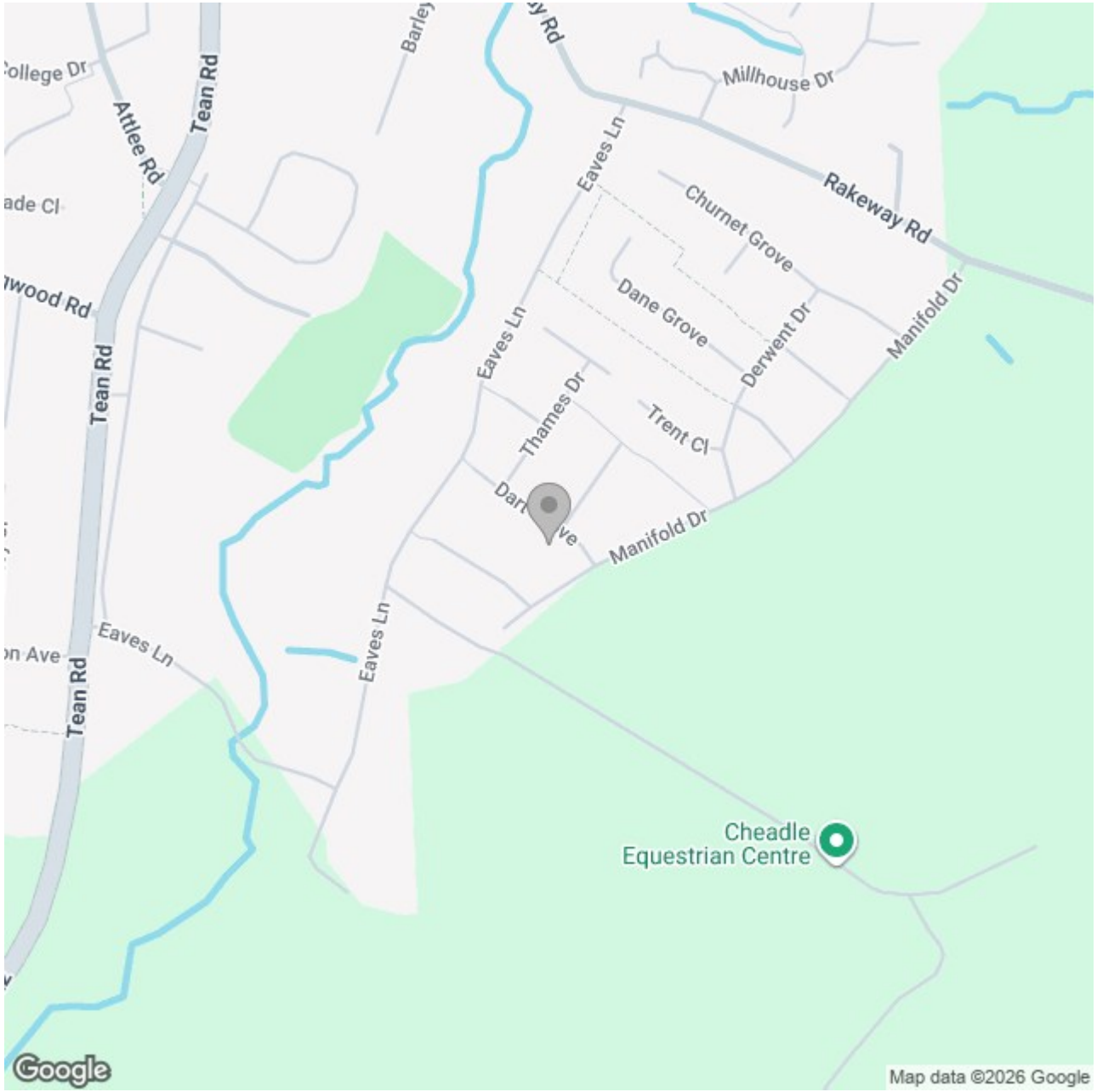

Energy Efficiency Rating

	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	

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.