ABODE
SALES & LETTINGS

Wedgwood Road, Cheadle, ST10 1LD

**£229,500**



https://www.abodemidlands.co.uk







For sale with no onward chain, this three-bedroom detached family home offers excellent potential for buyers looking to put their own stamp on a property. Benefitting from a garage, off-road parking and gardens to both the front and rear, the property is well positioned for easy access to Cheadle town centre, with its range of shops, schools and local amenities.

The property benefits from double glazing throughout and enjoys an enclosed rear garden, which is predominantly laid to patio with borders. To the front, a block-paved driveway provides off-road parking, while the additional front garden offers the potential to create further parking, subject to any necessary permissions.

In brief, the accommodation comprises; entrance hallway, WC, lounge/diner and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

With scope to modernise and personalise, this property represents an exciting opportunity for those seeking a detached family home in a convenient location.

Early viewing is highly recommended!

ABODE
SALES & LETTINGS

## Entrance Hallway
UPVC double-glazed entrance door, stairs rising to the first floor, useful storage cupboard and electric storage heater.

## Lounge Diner
UPVC double-glazed window to the rear elevation, together with sliding patio doors providing direct access to the garden. Electric storage heater and attractive gas feature fireplace.

## Kitchen
Fitted with a range of base and eye-level units with complementary work surfaces, inset stainless-steel sink and drainer. Space and plumbing are provided for a cooker, washing machine, dishwasher and fridge freezer. UPVC double-glazed window to the front elevation and door providing access to the garden. Partially tiled walls.

## WC
Fitted with a WC and wash hand basin, with partially tiled walls and UPVC double-glazed window to the side elevation.

## Landing
Loft access, UPVC double-glazed window to the side elevation and electric storage heater.

## Master Bedroom
UPVC double-glazed window to the rear elevation, electric radiator and built-in wardrobes providing useful storage.

## Bedroom
UPVC double-glazed window to the front elevation and useful airing cupboard.

## Bedroom
UPVC double-glazed window to the rear elevation, electric radiator and useful storage cupboard.

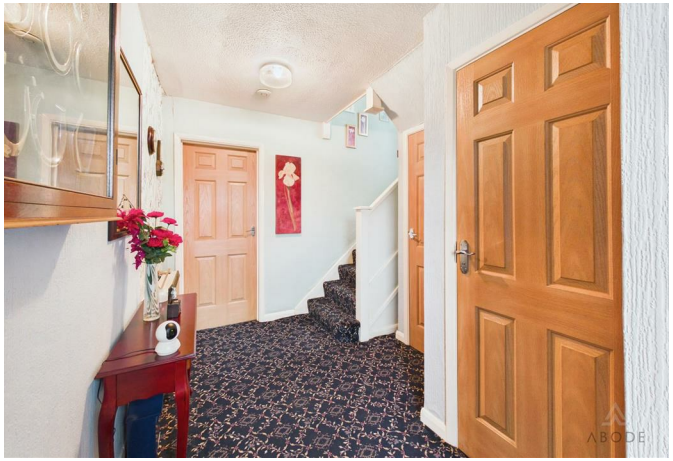


## Bathroom
Fitted with a WC, wash hand basin and bath with handheld shower over. Partially tiled walls, UPVC double-glazed window to the front elevation and electric towel radiator.

## Garage
Up-and-over garage door to the front elevation.




RW
HISTORY
ON THIS DAY
HISTORY OF THE WORLD
GARDENING
CAMBRIDGE ENCYCLOPEDIA
WORLD TRAVEL ATLAS
ABODE OF THE WORLD
STARGAZING
2019
ABODE


ABODE


ABODE


ABODE











## Outside

To the front, a block-paved driveway provides off-road parking and access to the garage. The front garden is well established and beautifully complemented by a variety of mature plants, shrubs and borders.

To the rear, the enclosed garden is predominantly laid to block paving and patio, providing a low-maintenance outdoor space. There is also an undercover lean-to, ideal for additional storage, together with an outside water tap.

## 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.







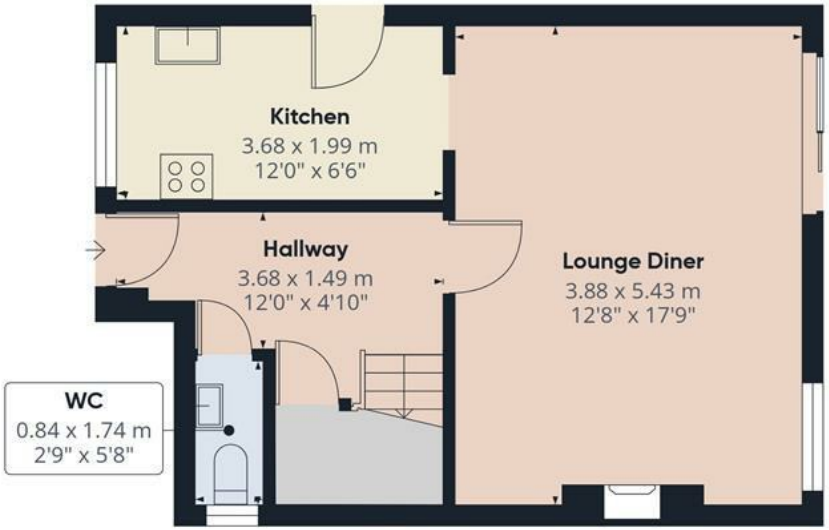




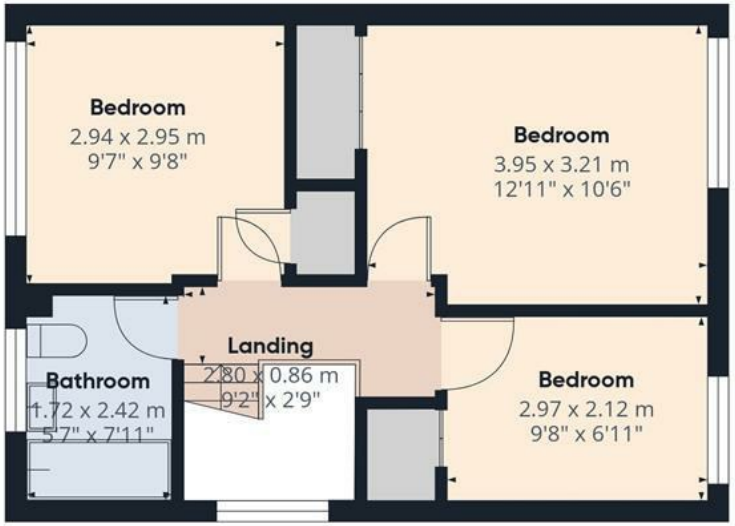









**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

ABODE

**Approximate total area**(1)

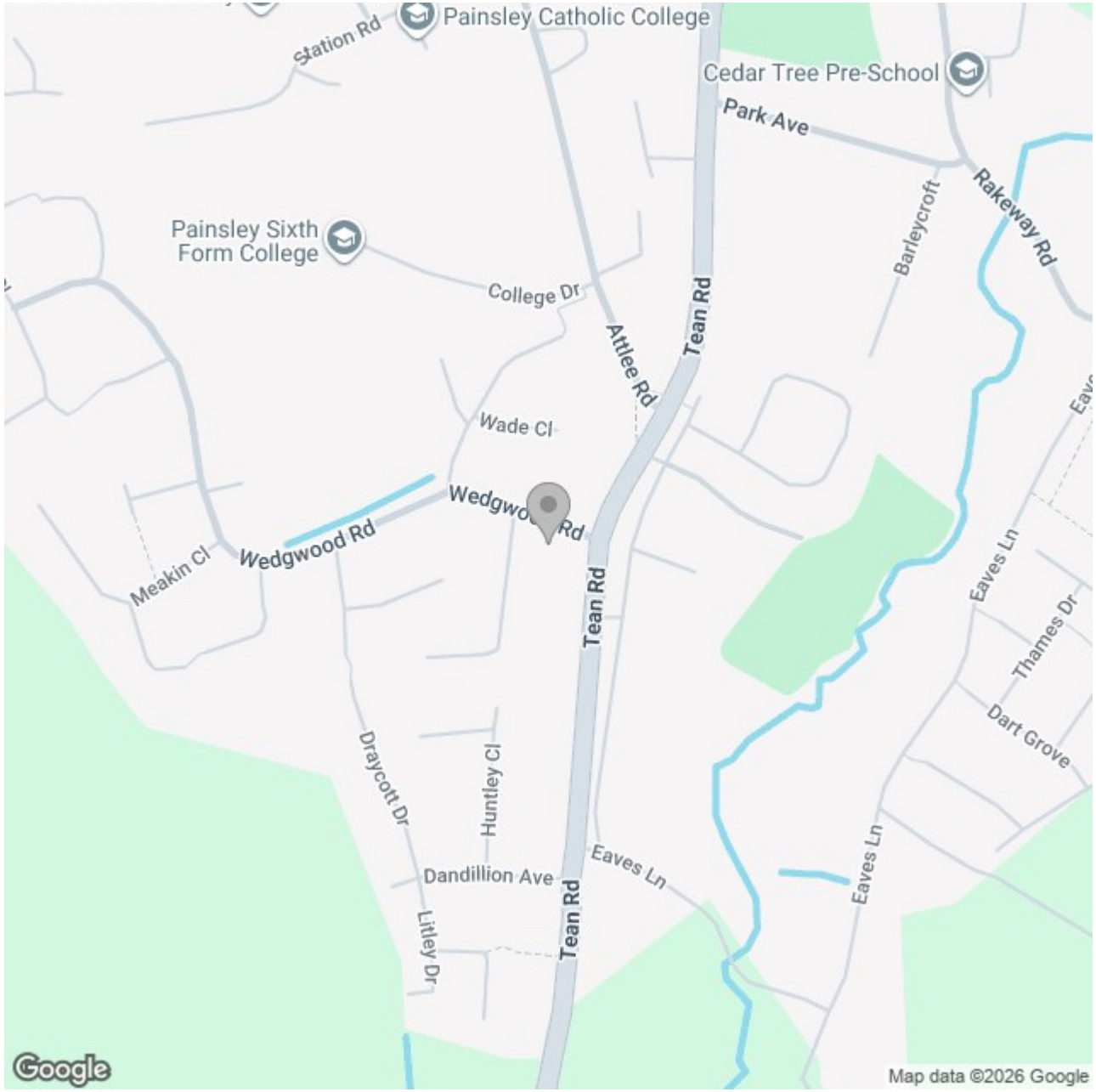
88.1 m²

949 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 | | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 27 | |
| (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.