

1 Harewood Close, Leek Road, Cheadle, ST10 1JG

£535,000

 **ABODE**
SALES & LETTINGS





Stunning, fully renovated and extended detached property on elevated plot with far reaching views. This magnificent property has been completed to current building regulations and offers a high specification interior, including:

- Spacious living room
- Fully fitted breakfast kitchen with a range of integrated appliances
- Rear bedroom/study
- Two guest bedrooms served by a luxury bathroom with shower and free standing bath
- Master bedroom suite with incredible gable window, high ceiling and luxury en-suite shower room

The property also has ample driveway and parking, a tandem garage with conversion potential and an enclosed rear garden with blue brick patio and raised lawn area. This is a unique opportunity to acquire a classic designed house, to a high modern standard and economical specification.

Potential for a perspective buyer to have an input on the kitchen colour, carpets and some design aspects.

Contact us today to arrange a viewing!

Front Porch

UPVC double glazed window to front and side, UPVC double glazed door to front, kamdean flooring, open plan leading to

Reception Hallway

20'2 x 7'7 (6.15m x 2.31m)

Access to loft, recessed downlighting to ceiling, contemporary style central heating radiator, kamdean flooring, double glazed doors leading to

Living Room

20'1 x 17'8 (6.12m x 5.38m)

UPVC double glazed floor to ceiling window to front and door to front, recessed downlighting to ceiling, three contemporary style central heating radiators, television point and data connection points, kamdean flooring open plan leading to

Kitchen

20'1 x 11'10 (6.12m x 3.61m)

Two UPVC double glazed windows to side and one to front, contemporary style central heating radiator, kamdean flooring, kitchen fitted with matching range of wall and base units with integrated Bosch appliances consisting of oven, hob, microwave oven, warming drawer, extractor fan, fridge/freezer, dishwasher with central island extending to breakfast bar. Wine cooler fridge and instant boiling hot water tap.

Rear Lobby

UPVC double glazed window to rear, contemporary style central heating radiator, kamdean flooring, access to

Study/ Bedroom

11'10 x 10'11 (3.61m x 3.33m)

UPVC double glazed window to rear, recessed downlighting to ceiling, contemporary style central heating radiator, carpeted to choice of the buyer (subject to timescales).

Front Bedroom

13'1 x 11'5 (3.99m x 3.48m)

UPVC double glazed window to front, recessed downlighting to ceiling, contemporary style central heating radiator, carpeted to choice of the buyer (subject to timescales).





Luxury Ensuite Shower Room

8 x 5'6 (2.44m x 1.68m)

Floor to ceiling tiling in marble effect with matching tiling to floor, floating wash hand basin with central tap, continental flush WC, double shower cubicle, extractor fan.

Outside

Property is accessed via a private tarmacadam driveway which serves a select number of properties. Tarmac driveway to front with blue paved extensive front patio area taking in the views across Cheadle and beyond. Rear patio extensively laid in a matching blue block with railway sleeper boarders leading to a freshly turfed lawned garden enclosed by timber fencing, access to the side leading to a tandem garage.

Outside Lighting and power.

Garage

33 x 12'2 (10.06m x 3.71m)

33ft in length with up and over door to front and windows to side and rear.

*Please note that subject to the buyer's requirements this garage may be adapted to consist of a further reception room or home working office, please ask for further details.

Luxury Family Bathroom

13 x 6'10 (3.96m x 2.08m)

Floor to ceiling tiling in marble effect with matching tiling to floor, double shower cubicle with contemporary glazed screen, double shower fitting with recessed shelving, heated towel rail, floating vanity unit with drawers, wash hand basin with central tap and mirror above, continental flush WC, free standing bath with central taps and recessed shelving, recessed downlighting to ceiling, extractor fan.

Rear Bedroom

13'1 x 11'4 (3.99m x 3.45m)

UPVC double glazed window to rear, recessed downlighting to ceiling, television point, contemporary style central heating radiator, carpeted to choice of the buyer (subject to timescales).

Master Bedroom

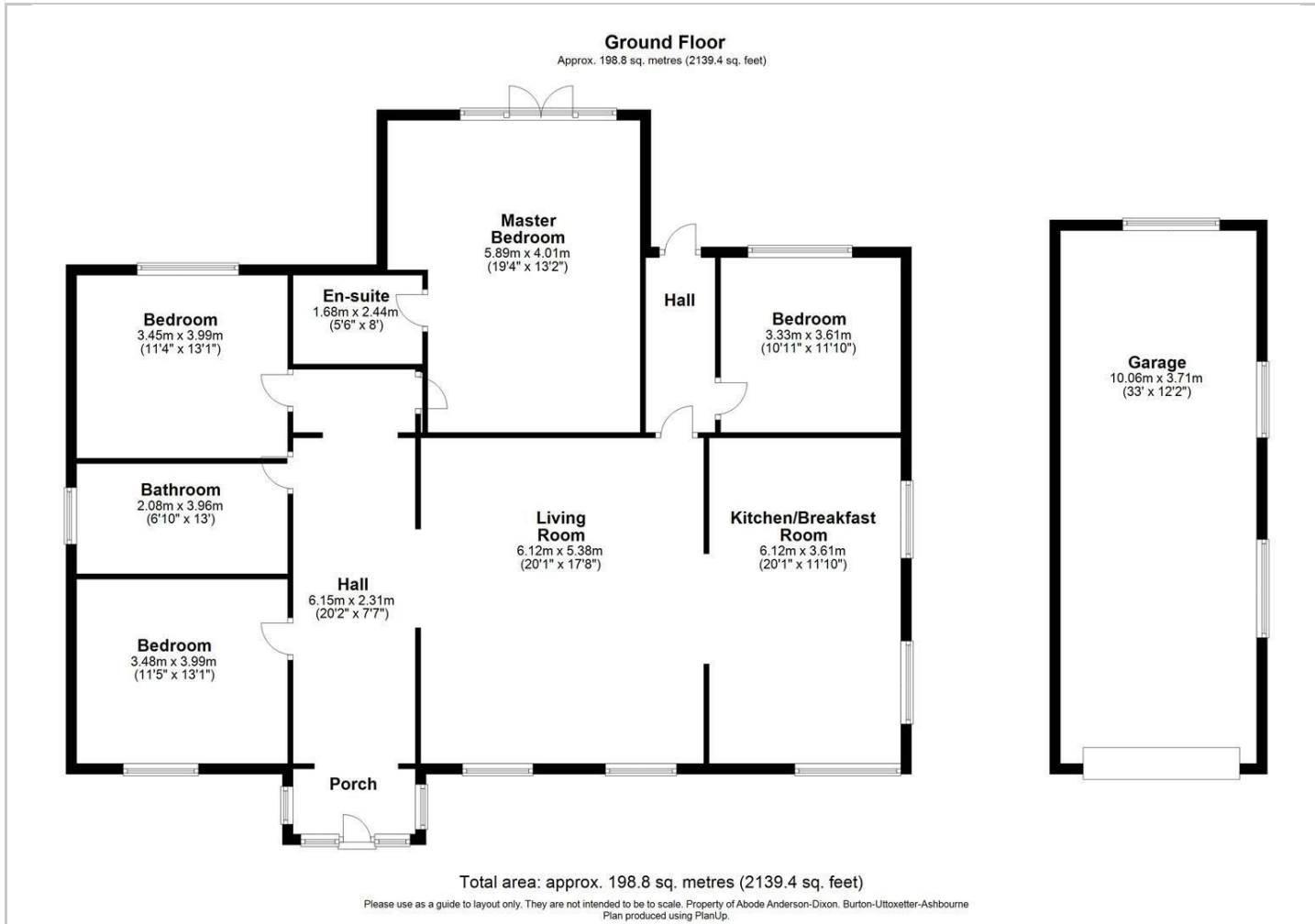
19'4 x 13'2 (5.89m x 4.01m)

Stunning gable window to rear overlooking garden with French doors, recessed downlighting to ceiling, television point, contemporary style central heating radiator, carpeted to choice of the buyer (subject to timescales), door leading to

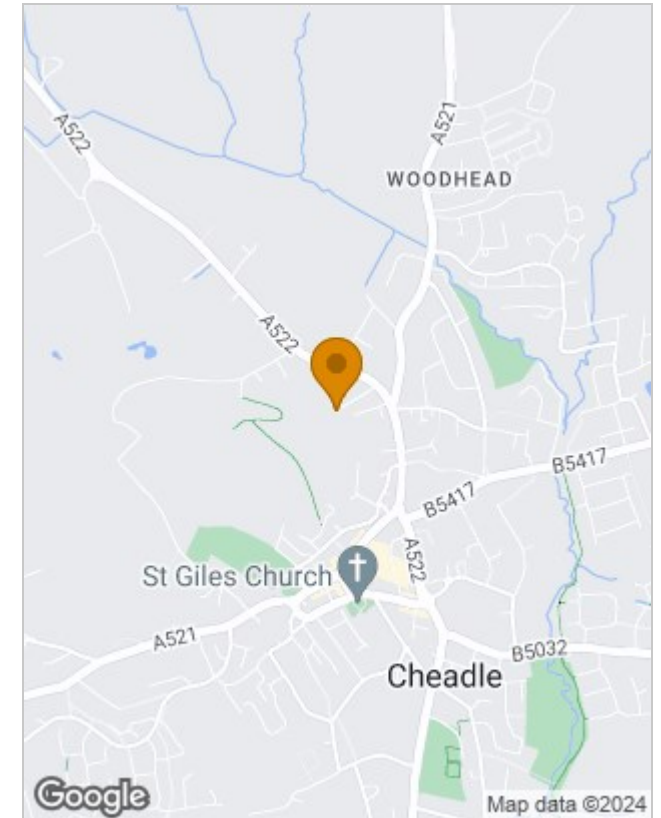




Floor Plans



Location Map



Energy Performance Graph

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	

Please contact our Abode Cheadle Sales Office on 01538 750081 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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