



17 Coniston Drive

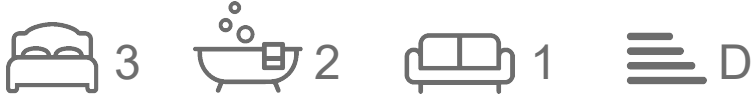
Cheadle, Cheadle, ST10 1TB

This beautifully presented semi detached family home is ideally situated within close proximity to Cheadle Town Centre. Boasting ample off road parking, detached garage, and enclosed rear garden. In brief, the property comprises; entrance hall, living room, kitchen, dining room, conservatory and bathroom to the ground floor, and three bedrooms and a bathroom to the first floor. An early viewing is **HIGHLY** recommended!

£255,000

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- SEMI DETACHED
- DETACHED GARAGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED

HALL

LOUNGE

14'9" x 13'4" (4.50m x 4.06m)

BREAKFAST KITCHEN

8'10" x 16'0" (2.69m x 4.88m)

DINER

7'0" x 8'2" (2.13m x 2.49m)

CONSERVATORY

12'6" x 7'5" (3.81m x 2.26m)

BATHROOM

5'11" x 7'3" (1.80m x 2.21m)

FIRST FLOOR LANDING

BEDROOM 1

12'11" x 9'10" (3.94m x 3.00m)

BEDROOM 2

10'11" x 9'10" (3.33m x 3.00m)

BEDROOM 3

7'4" x 6'7" (2.24m x 2.01m)

BATHROOM

5'5" x 6'6" (1.65m x 1.98m)

GARAGE

20'8" x 8'2" (6.30m x 2.49m)



[Directions](#)

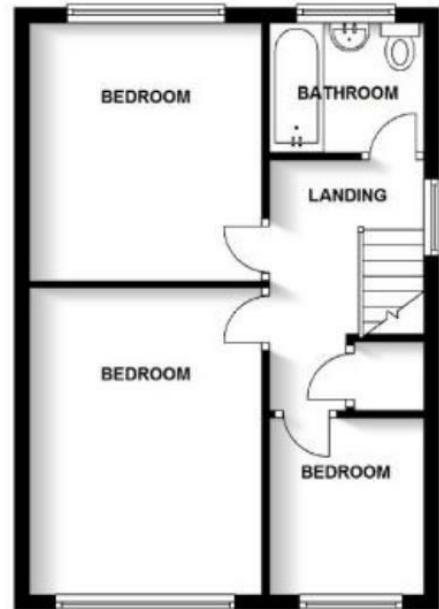


Floor Plan

GROUND FLOOR
APPROX. 588.8 SQ. FEET



FIRST FLOOR
APPROX. 403.4 SQ. FEET



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	