







This beautifully presented four-bedroom detached house has been thoughtfully upgraded by the current owners to a high standard throughout. With off-road parking for two vehicles and a private, enclosed rear garden, the property offers both practicality and comfort.

Ideally located on the outskirts of Cheadle Town Centre, it is within easy reach of local shops, schools, and amenities, making it a perfect family home. The spacious accommodation includes an inviting entrance hall, a cosy living room, a generous dining room, a well-appointed kitchen/diner, a convenient WC, and a utility room on the ground floor. Upstairs, you'll find four bedrooms, two of which benefit from en-suite bathrooms, along with a family bathroom.

With so much to offer, an early viewing is highly recommended to fully appreciate this stunning home.





### Entrance Hallway

Door leading in from the driveway, UPVC double glazed window to the front elevation, central heating radiator, stairs leading to the first floor.

### Lounge

UPVC double glazed bay window to the front elevation, two central heating radiators, gas feature fireplace, double doors leading to the:-

### Dining Room

UPVC double glazed window to the rear elevation, central heating radiator.

### Kitchen Diner

Base and eye level units with complimentary granite worktops, one and a half bowl inset stainless steel sink, built in cooker and grill, hob and extractor hood above. Tiled flooring, UPVC double glazed windows to the rear elevation and door leading out into the garden, central heating radiator, integral washing machine, dishwasher and fridge. Under cupboard lighting, space for dining table and chairs.

### WC

White WC and wash hand basin with tiled splash back, central heating radiator, UPVC double glazed window to the side elevation.

### Utility

Base and eye level units with complimentary worktops, space and plumbing for a tumble dryer and fridge freezer, housing the combi boiler, tiled flooring.

### Landing

Loft access, airing cupboard.



### Master Bedroom

UPVC double glazed bay window to the front elevation, central heating radiator, dressing area with two double and one triple built in wardrobe.

### Ensuite

White suite comprising:- WC, wash hand basin and double shower cubicle. UPVC double glazed window to the front elevation, central heating radiator, partially tiled walls.











### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Ensuite

White suite comprising:- WC, wash hand basin and shower cubicle. Partially tiled walls, central heating radiator, UPVC double glazed window to the side elevation.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Bathroom

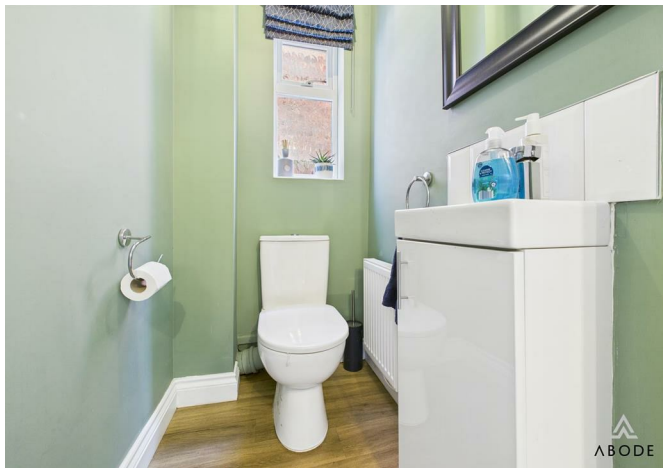
Modern suite comprising:- bath, WC and wash hand basin. Partially tiled walls, UPVC double glazed window to the side elevation, central heating radiator, wall cupboard providing storage.

### Garage

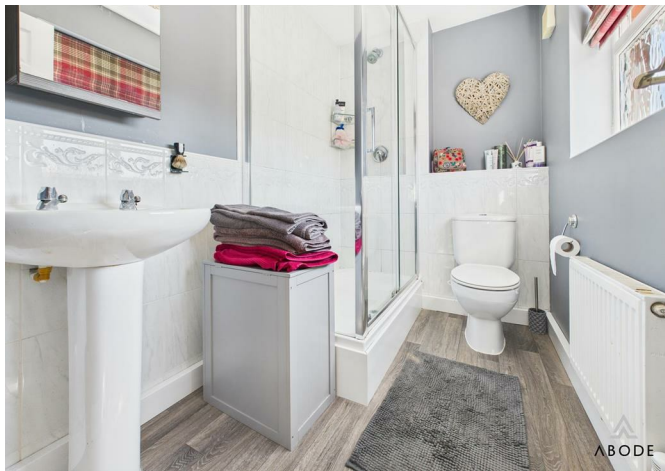
Up and over door, power and lighting.

### Outside

At the front, the driveway offers off-road parking for two vehicles, complemented by a neatly landscaped lawn. Gated access leads to the rear garden, which is fully enclosed and features distinct areas, including a paved patio, a well-maintained lawn, low-maintenance artificial turf, and a raised seating area ideal for relaxation.



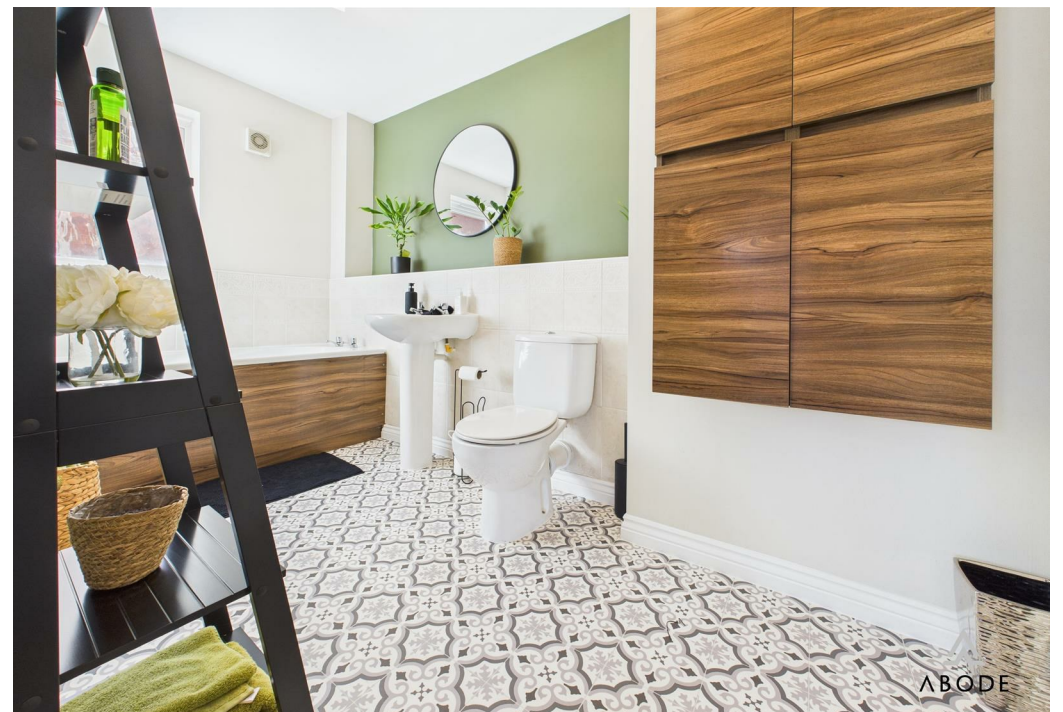
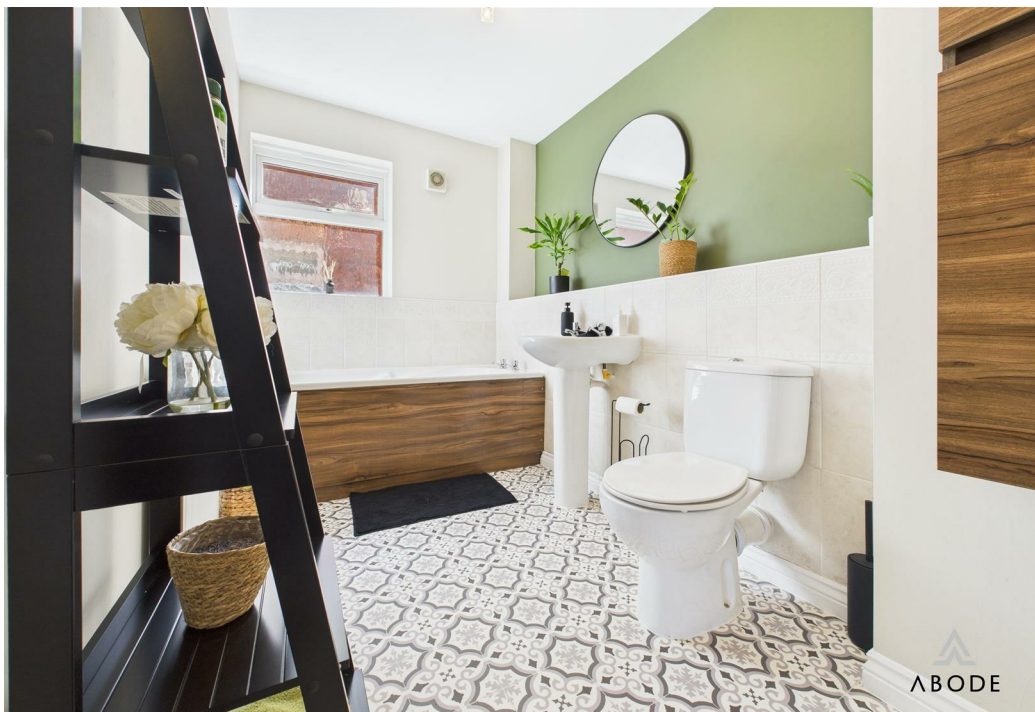




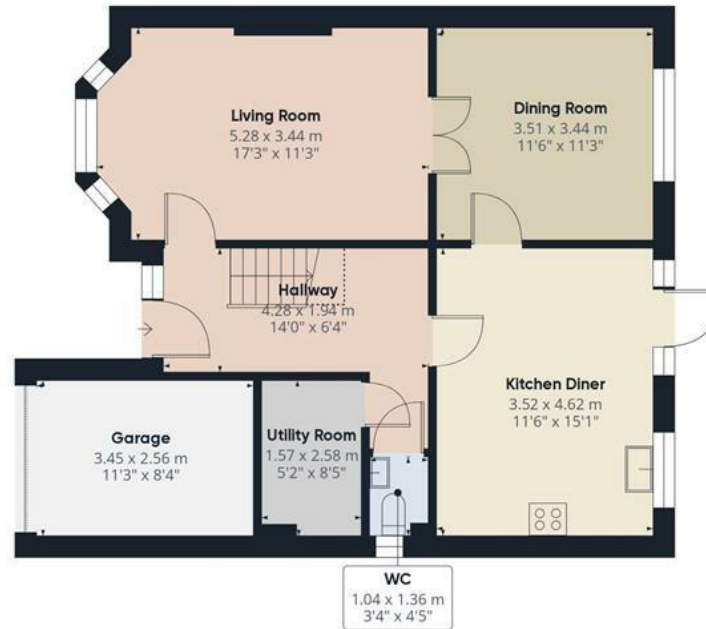












Floor 0

Approximate total area<sup>(1)</sup>

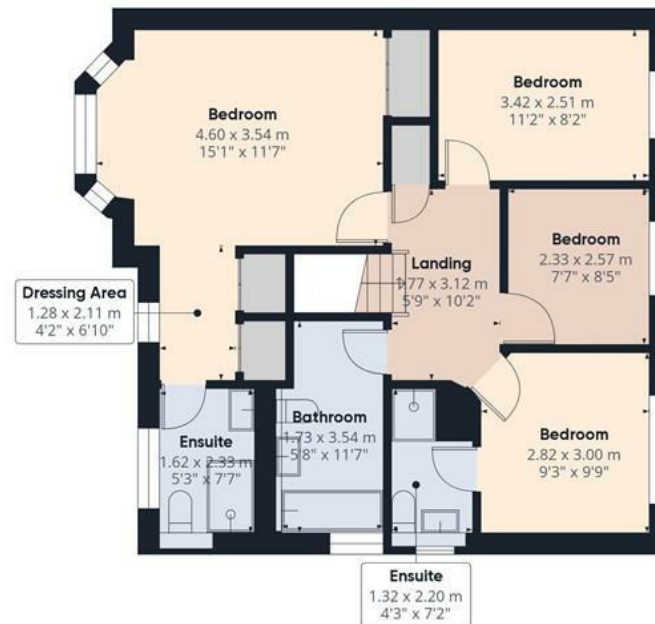
132.78 m<sup>2</sup>

1429.22 ft<sup>2</sup>

Reduced headroom

1.29 m<sup>2</sup>

13.84 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

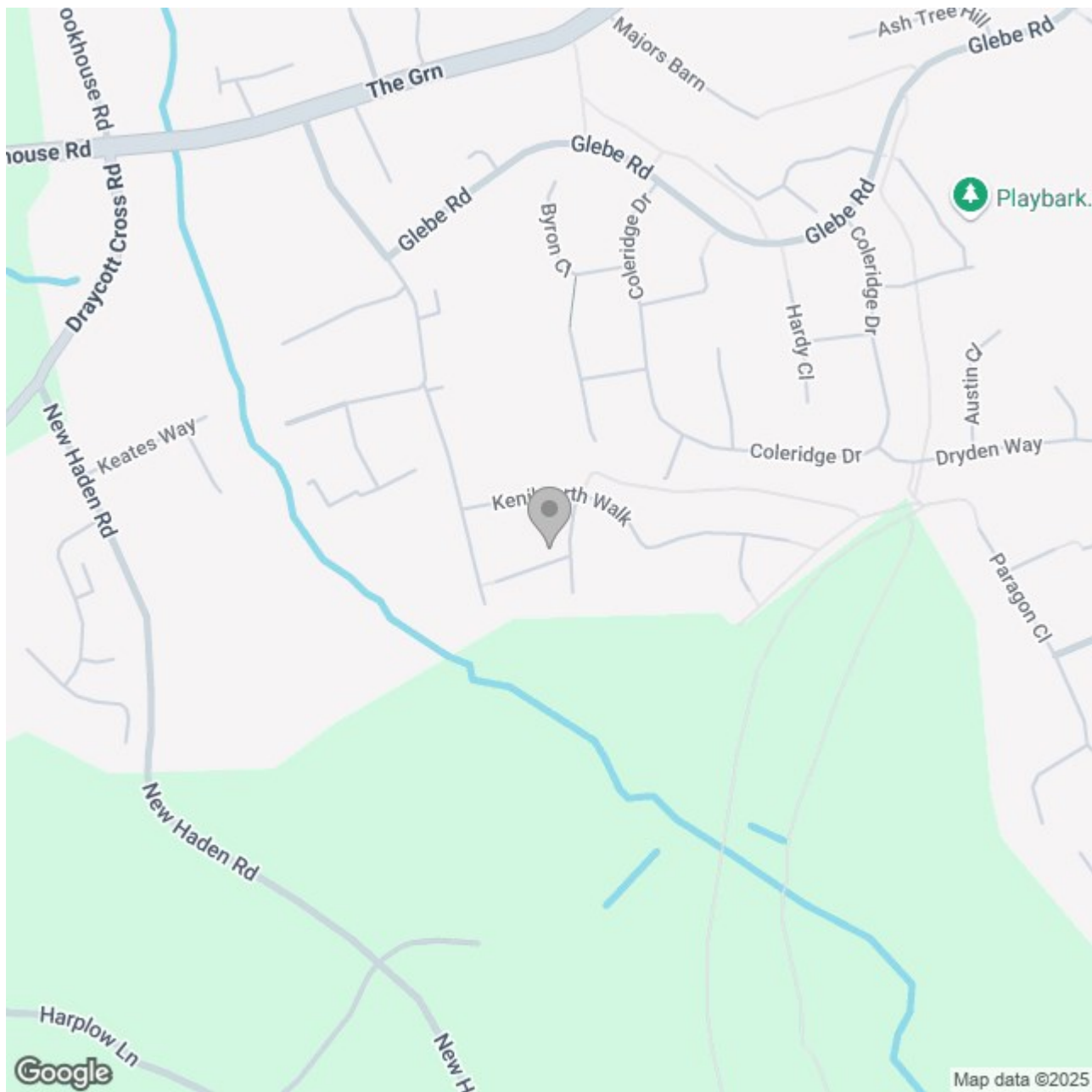
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

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