

Keeling Road, Cheadle, STIO IHB £225,000



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Abode are thrilled to offer for sale this beautifully presented, two/three-bedroom semi-detached home, ideally located just a short distance from Cheadle Town Centre, with easy access to shops, schools, and local amenities. The property offers versatile living spaces, with the garage having been thoughtfully converted by the current owners into an additional bedroom. Alternatively, this space could be used as a second reception room, depending on your needs.

Additional benefits include off-road parking for multiple cars to the front, as well as a generous, enclosed rear garden.

In brief, the property comprises: entrance porch, hallway, living room, kitchen/diner, WC, utility room, and a second reception room/bedroom on the ground floor. The first floor features two bedrooms and a family bathroom.

An early viewing is highly recommended for this immaculate family home, which is perfect for firsttime buyers or those looking to upsize or downsize.







Entrance Porch

UPVC double glazed door leading in from the front with UPVC double glazed windows surrounding, door leading into the;-

Entrance Hallway Stairs leading up to the first floor.

Reception/ Bedroom

UPVC double glazed window to the front and side elevations, central heating radiator, spot lighting.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, three main feature lights, feature fireplace with wood burning stove and tiled surround. Double doors leading into;-

Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in dishwasher, fridge freezer, microwave, oven, and job with extractor hood above. Partially tiled walls, two central heating radiators, breakfast bar, spot lighting and main feature lighting. UPVC double glazed window to the rear elevation and UPVC double glazed patio doors leading out into the garden, ample space for a dining table and chairs.

Utility

Worktop with space below for a washing machine and tumble dryer, eye level storage cabinet, UPVC double glazed windows surrounding, UPVC double glazed door leading out.



WC

White WC and wash hand basin, tiled walls, central heating radiator, towel rail, storage cupboard.

Landing

UPVC double glazed window to the side elevation, loft access.

Master Bedroom

UPVC double glazed bay window to the front elevation, central heating radiator, built in wardrobes providing ample storage plus dressing table.















Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, spot lighting plus main feature light.

Bathroom

White suite comprising:- bath with hand held shower, WC and wash hand basin. Partially tiled walls, airing cupboard housing the boiler and hot water tank, towel radiator, UPVC double glazed window to the rear elevation.

Outside

To the front of the property the tandem parking provides off road parking for numerous vehicles. Arched gated access to the rear, outside water tap. The rear garden is enclosed and mainly laid to lawn, with mature laurel hedging. Patio area leading out from the property providing the perfect entertaining space. Mature tree with treehouse, chipping area leading to the large shed.



















Approximate total area[®] 92.4 m² 994.58 ft² Reduced headroom 0.15 m² 1.57 ft²

▲

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(1) Excluding balconies and terraces

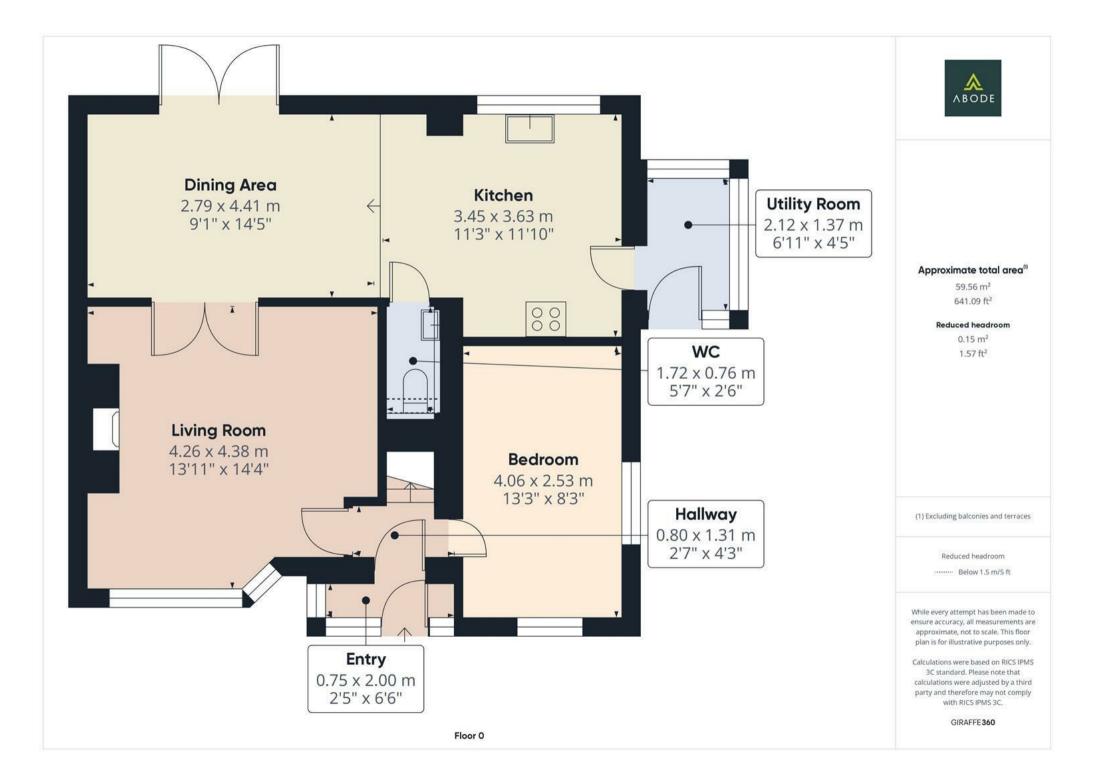
Reduced headroom

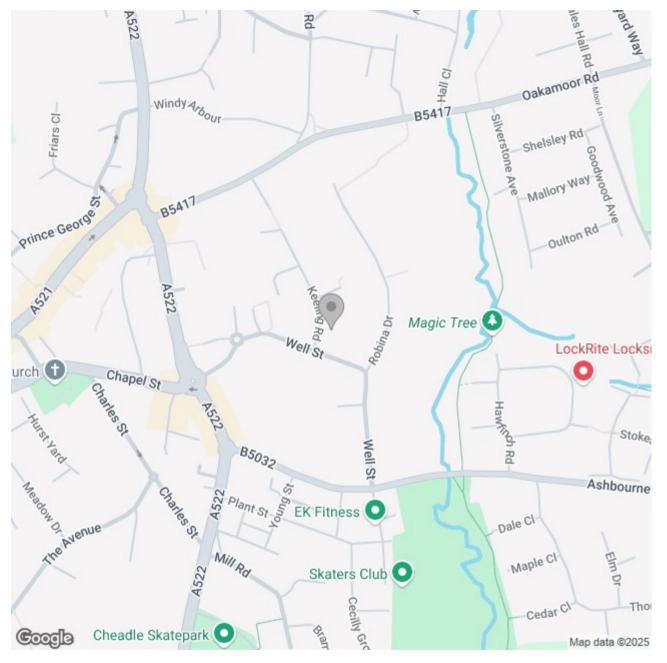
------ Below 1.5 m/5 ft

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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SALES & LETTINGS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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