





Abode are pleased to present for sale this beautifully maintained semi-detached home, offering stylish and spacious accommodation ideal for a range of buyers. Boasting two generous double bedrooms, a contemporary kitchen diner, and ample off-road parking, this home occupies a sizeable plot complete with a detached garage, lawned garden, and a raised decking area- perfect for outdoor entertaining.

Positioned on the outskirts of Cheadle, the property enjoys a peaceful setting with access to scenic countryside walks, whilst still being conveniently close to the town centre and its array of shops, schools, and everyday amenities.

The internal layout is both practical and well presented. Upon entering, you are greeted by a welcoming hallway leading into a comfortable living room. The modern kitchen diner sits at the heart of the home, offering ample space for cooking and dining. A rear hallway provides access to a useful WC and utility area, adding convenience to the ground floor.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a stylish family bathroom, all finished to a good standard. The home has been thoughtfully updated by the current owners, allowing any buyer to move straight in with ease.

With its excellent presentation and versatile layout, this property is ideal for first-time buyers, downsizers, or investors alike. Early viewing is strongly recommended to fully appreciate all it has to offer.



Entrance Hallway

UPVC double glazed door leading in from the front elevation, central heating radiator, tiled flooring, stairs leading to the first floor.

Living Room

UPVC double glazed bay window to the front elevation, feature fireplace with log burner, mantle and hearth, central heating radiator.

Kitchen Diner

Modern base and eye level units with complimentary granite worktop, inset sink with draining board, electric hob with extractor hood over and integral cooker and microwave. Built in dishwasher, fridge freeEr and drinks cooler. UPVC double glazed window to the rear elevation, central heating radiator, space for a dining table and chairs, UPVC double glazed patio doors leading out into the garden.

Rear Hallway

UPVC double glazed door leading out to the side of the property.

WC

White WC, UPVC double glazed window to the side elevation, boiler.

Utility Area

Space and plumbing for a washing machine, worktop and UPVC double glazed window to the side elevation.

Landing

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



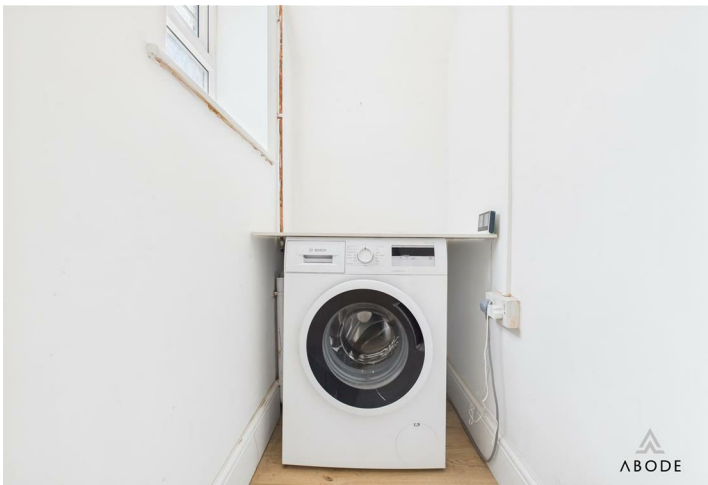
Master Bedroom

Two UPVC double glazed windows to the front elevation, central heating radiator.

Bedroom

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







Bathroom

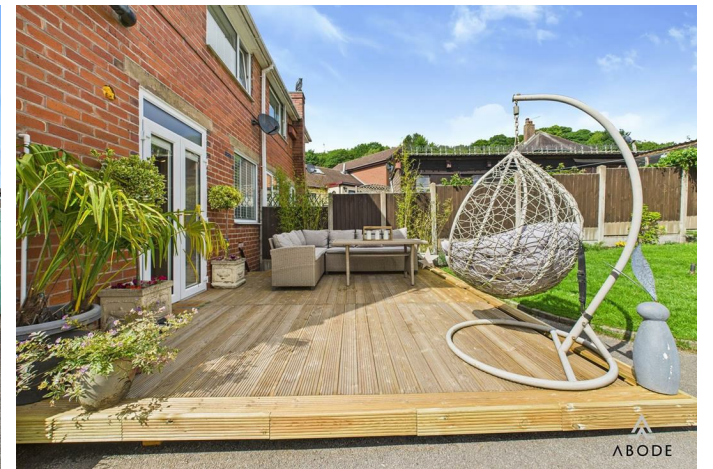
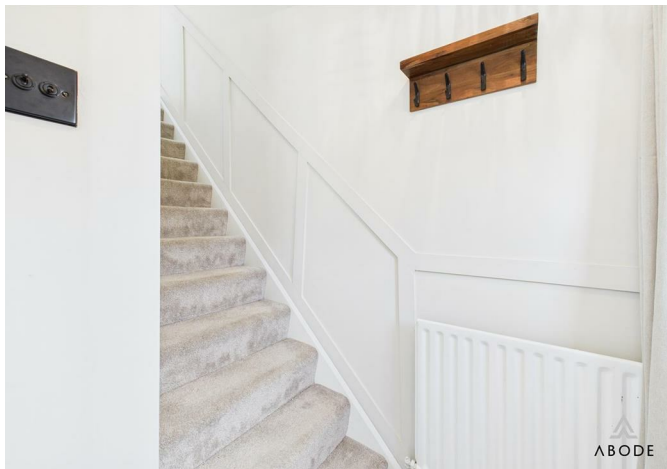
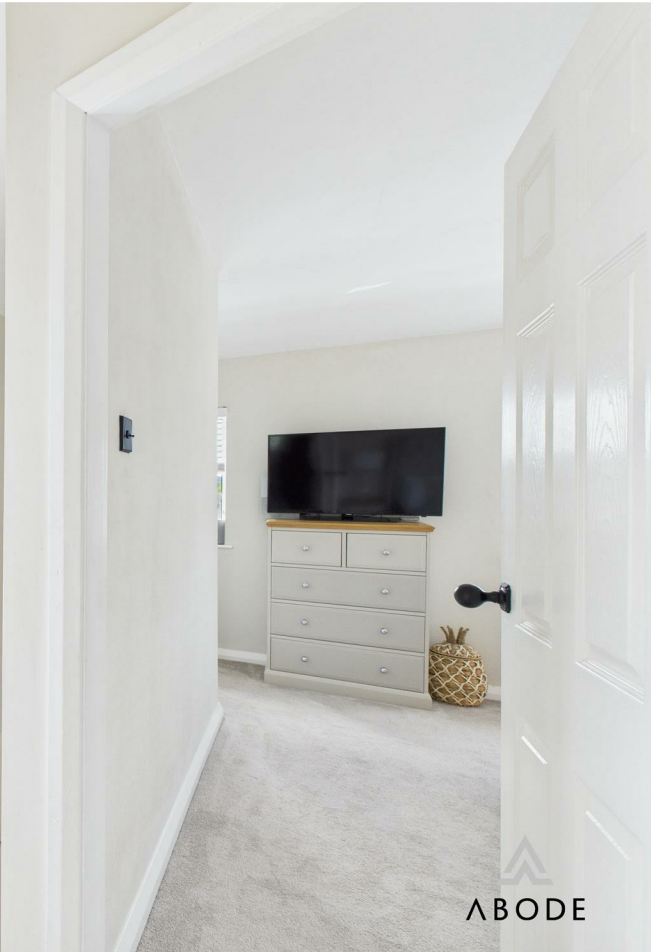
Double shower cubicle with waterfall shower head, WC, wash hand basin, storage cupboard, UPVC double glazed window to the rear elevation, central heating radiator, tiled walls.

Garage

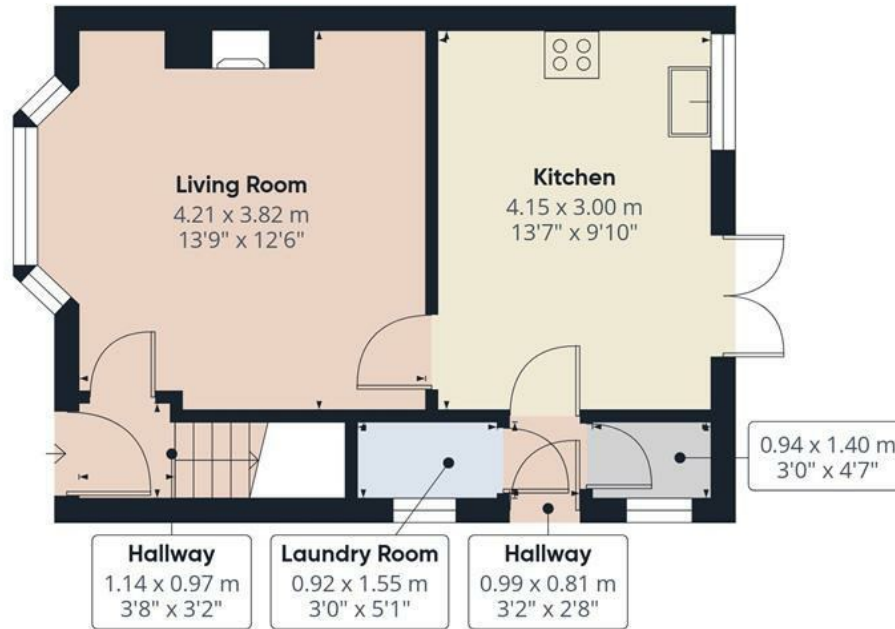
Outside

To the front of the property the tarmacadam driveway provides ample off road parking for numerous vehicles, with gated access to the rear garden with allows further off road parking and access to the detached garage. The garden is mainly laid to lawn, with mature borders, and feature decking area- ideal for entertaining.







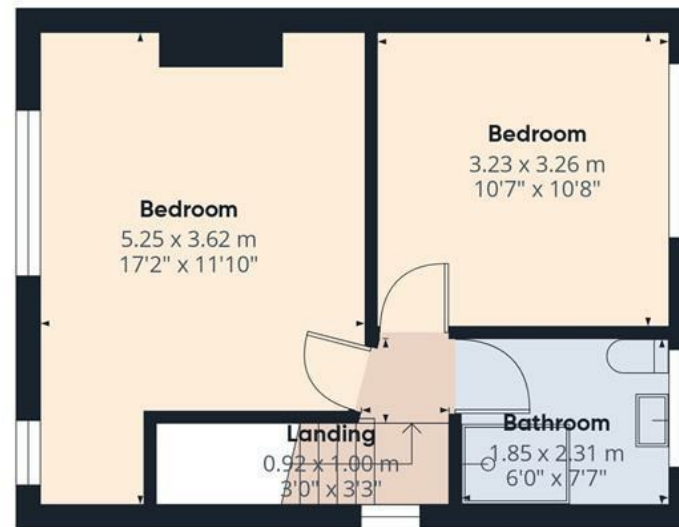


Floor 0

Approximate total area⁽¹⁾

67.4 m²

726 ft²



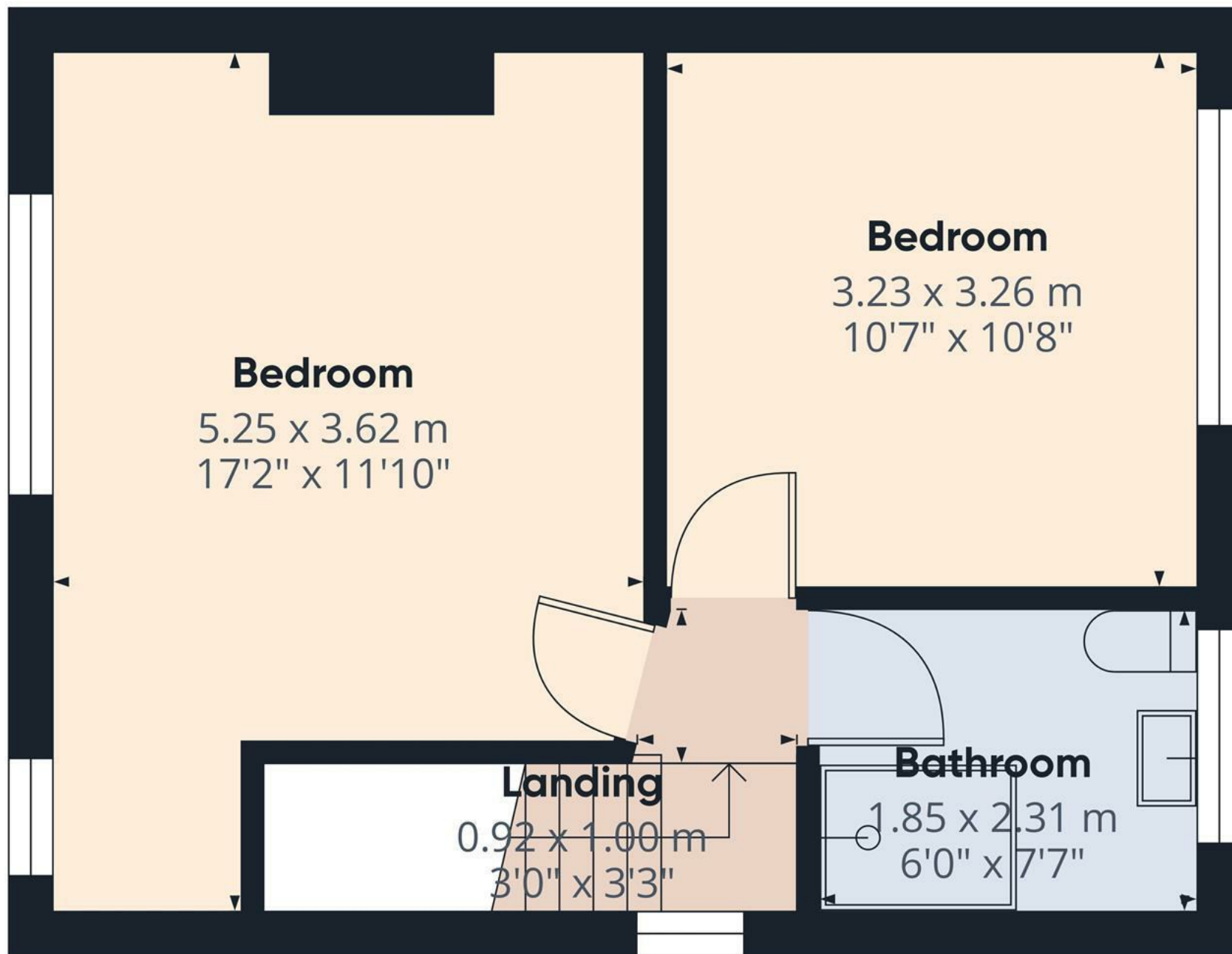
Floor 1

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

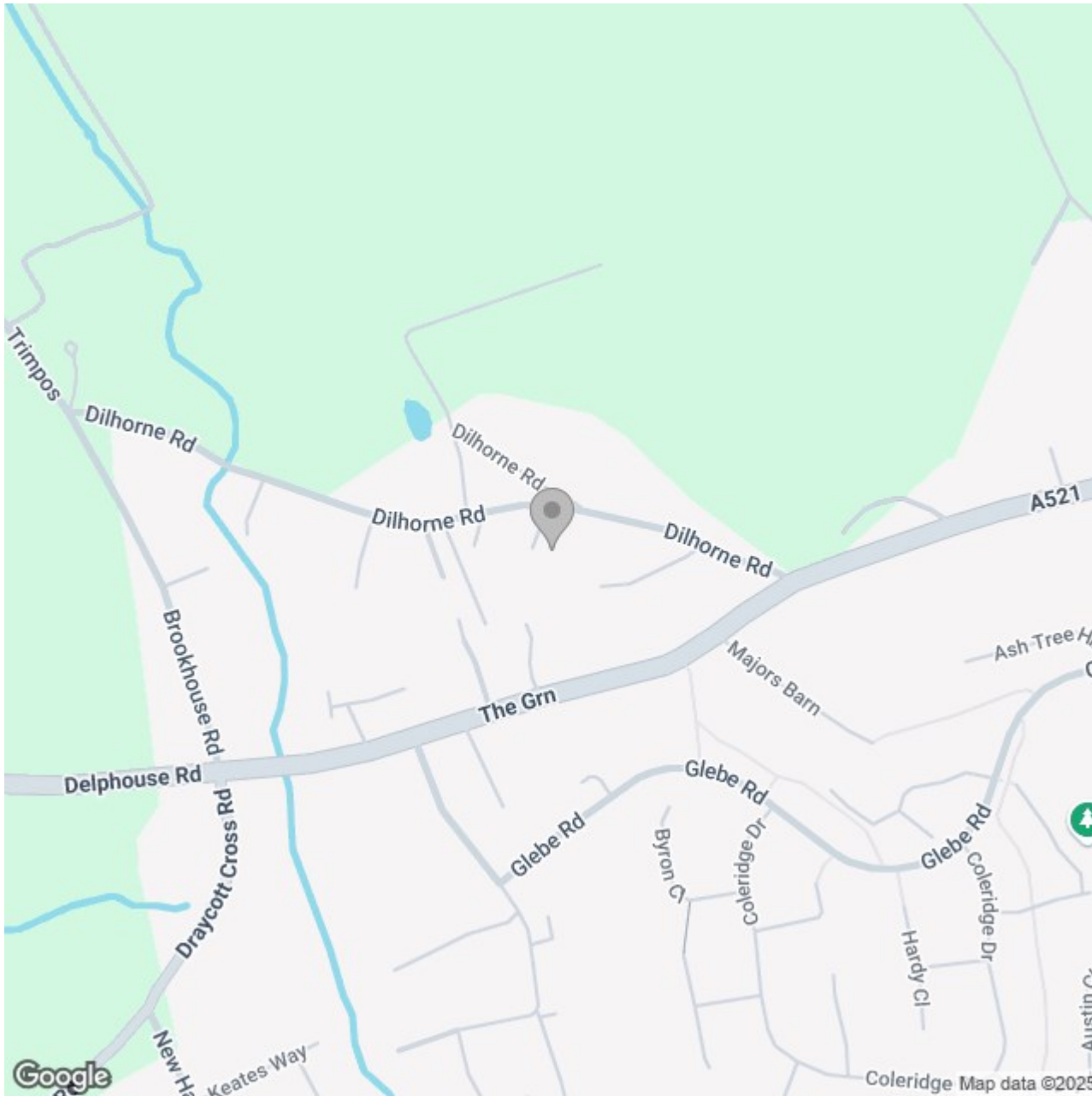
31.4 m²
338 ft²

(1) Excluding balconies and terraces


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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 70 | |
| (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  | |