





This well-presented two-bedroom extended home offers spacious and versatile accommodation, including two good-sized double bedrooms and a useful rear garden. The property benefits from UPVC double glazing and gas central heating, providing a comfortable home ready to move into.

Conveniently positioned within easy reach of Cheadle town centre, the property is ideally located for access to a wide range of shops, schools, supermarkets and everyday amenities, whilst the surrounding Staffordshire Moorlands countryside is also within easy reach.

The accommodation briefly comprises;- a welcoming living room with a feature log burner, kitchen diner, rear hallway and shower room to the ground floor. To the first floor are two double bedrooms, with the second bedroom benefiting from its own WC.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space for relaxing or entertaining.

An ideal opportunity for first-time buyers, couples or those looking for a conveniently positioned home, with generous accommodation and useful additional space.

Early viewing is highly recommended.



Living Room

A welcoming reception room featuring a UPVC double glazed window to the front elevation and a door providing access from the front of the property. The room benefits from a central heating radiator and an attractive feature log burner, creating a cosy focal point

Kitchen Diner

Fitted with a range of base-level units with complementary worktops and an inset stainless steel sink with drainer. There is space and plumbing for a washing machine, together with space for a cooker and fridge freezer. The room benefits from a useful storage cupboard, central heating radiator and UPVC double glazed window overlooking the rear. There is ample space for a dining table and chairs.

Hallway

Central heating radiator, stairs rising to the first floor and a wooden glazed door providing access to the side of the property.

Shower Room

Fitted with a WC, wash hand basin and double shower cubicle. UPVC double glazed window to the rear elevation and heated towel radiator.

Landing

With loft access.

Bedroom

A double bedroom with UPVC double glazed window to the front elevation and central heating radiator.



Bedroom

A well-proportioned bedroom with UPVC double glazed window overlooking the rear elevation and central heating radiator.

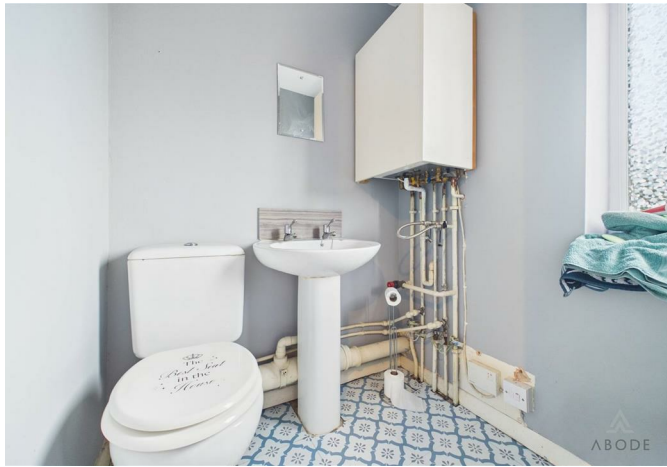
WC

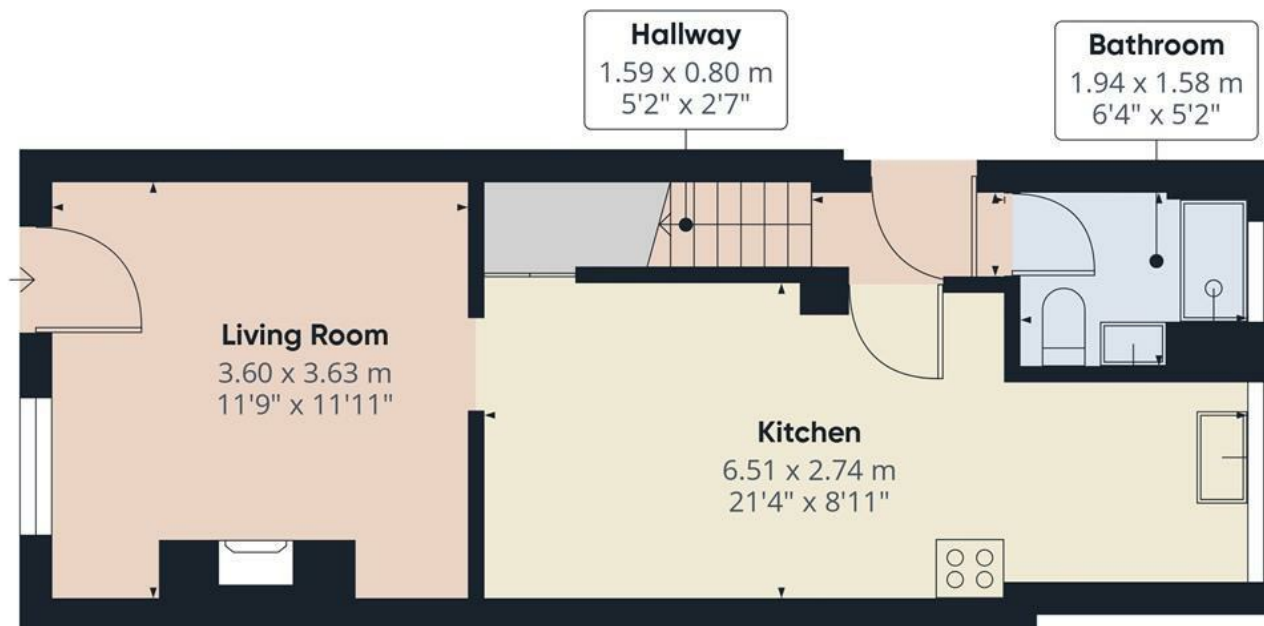
Fitted with a WC and wash hand basin, with the central heating boiler also housed within the room.

Outside

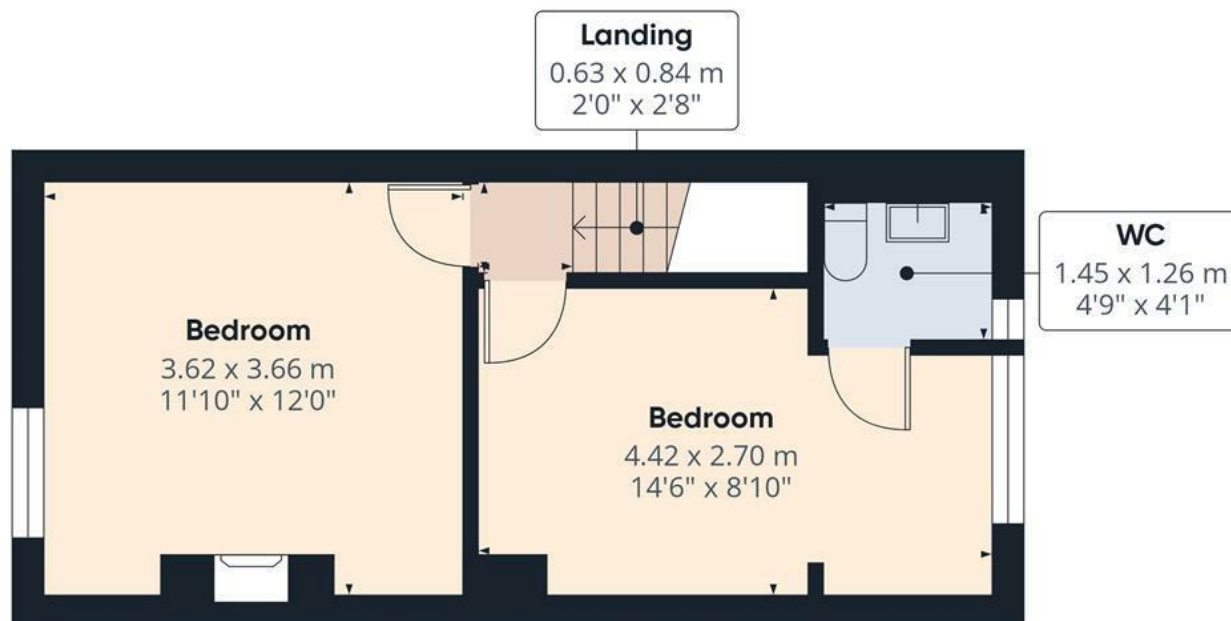








Floor 0



Floor 1

Approximate total area⁽¹⁾

60.3 m²

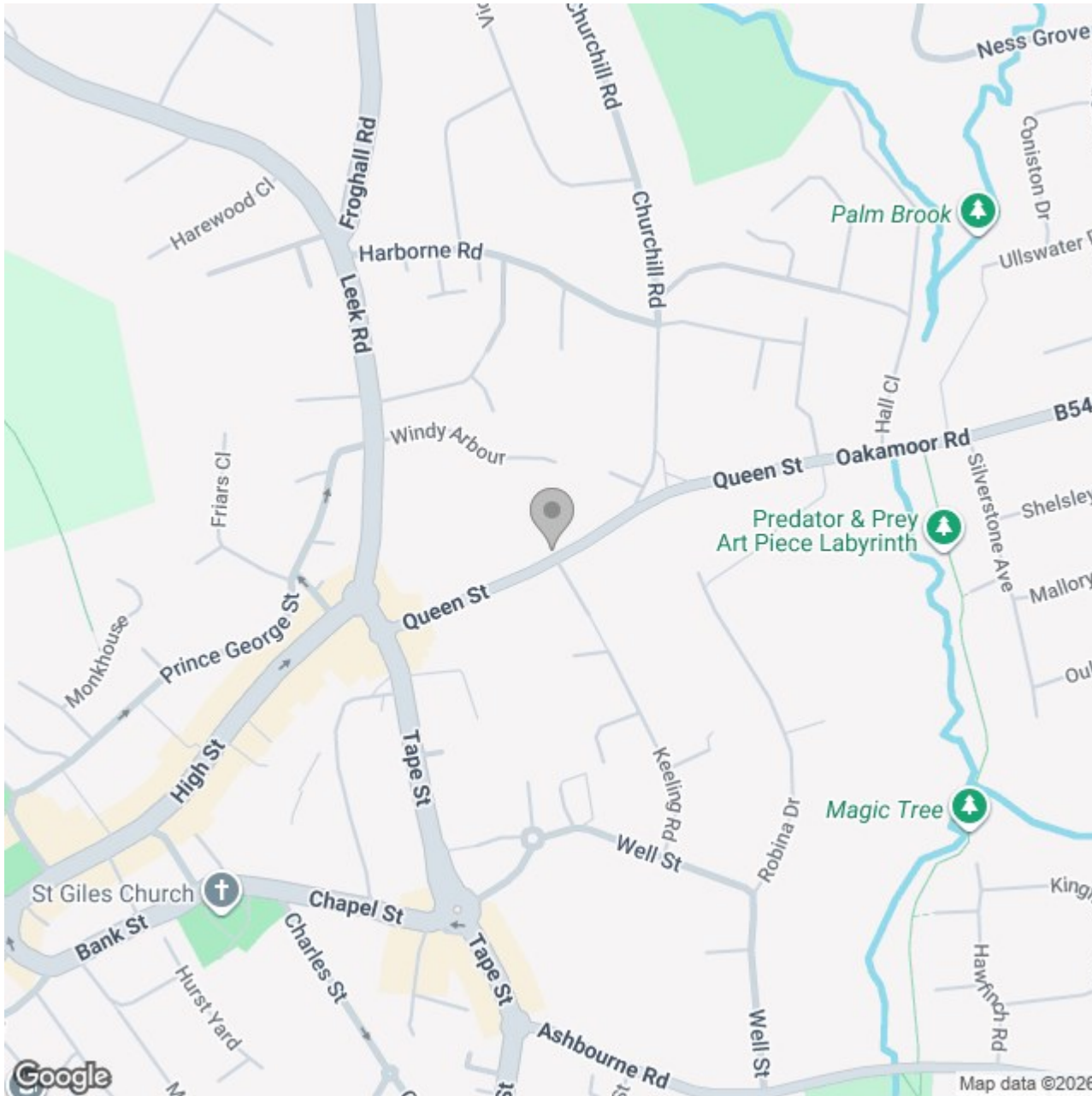
649 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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 	