



## 26 Abbeydale Close, Cheadle Hulme

£325,000 Leasehold

NO ONWARD CHAIN • SITUATED ON A QUIET CUL-DE-SAC • TWO DOUBLE BEDROOMS • GENEROUS GARDEN • CLOSE TO LOCAL TRANSPORT LINKS • OPPORTUNITY FOR FIRST TIME BUYERS, INVESTORS OR THOSE DOWNSIZING



Situated on a wonderful quiet cul-de-sac, this well-presented two-bedroom mid-terraced property, is offered for sale with no onward chain, conveniently positioned just off the A34, making it a peaceful yet convenient home for a range of buyers.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

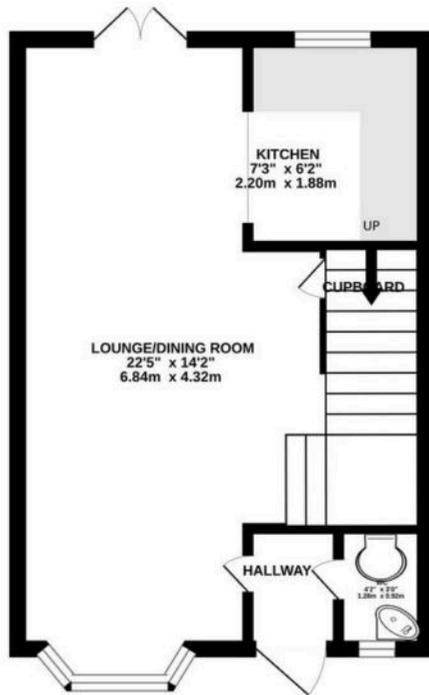
EPC Environmental Impact Rating:



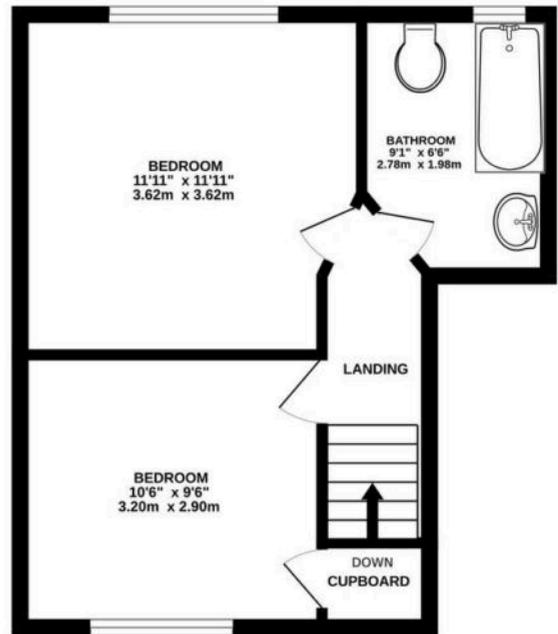
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Situated on a wonderful quiet cul-de-sac, this well-presented two-bedroom mid-terraced property, is offered for sale with no onward chain, conveniently positioned just off the A34, making it a peaceful yet convenient home for a range of buyers. Upon entering, you are greeted by a good-sized porch area, with an additional downstairs W/C, accessed via the porch. The porch area allows seamless access to a bright and airy living room boasting a good-sized window, overlooking the front of the property, allowing plenty of natural light to fill the space. The downstairs reception room spans the whole length of the property, allowing plenty of space for a lounge configuration and a dining area. To the rear of this reception room, there are double doors, allowing access to the garden area, which has been primarily laid to lawn. To the rear of the property, the kitchen contains fitted units and plenty of workspace, allowing for ample storage.

Upstairs, the property boasts two well appointed double bedrooms and a family bathroom, comprising of a three piece white suite, including a W/C, wash-hand basin and a bath, with the shower over this.

This home is perfectly positioned for easy access to local transport links, making commuting straightforward. Whether you are a first-time buyer, an investor, or looking to downsize, this property presents a fantastic opportunity to acquire a comfortable and well-located home.

To the rear, the generous garden is primarily laid to lawn, providing a safe and private area for relaxing outdoors. There is also a small patio area, ideal for sitting out and enjoying the well-maintained surroundings or entertaining guests in the warmer months. At the front of the property, there is a well-proportioned driveway boasting space for two cars, ensuring convenient off-road parking. A maturely planted area under the front window adds a touch of greenery and enhances the property's kerb appeal. Additionally, just beyond the front of the property, there is a, well-maintained community park, perfect for leisurely walks or for children to enjoy.

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