





Abode are delighted to present this beautifully maintained three-bedroom detached family home, offering spacious and well-appointed accommodation, along with a generous, attractively landscaped rear garden.

The property benefits from off-road parking for two vehicles, uPVC double glazing throughout, and gas central heating, ensuring comfort and practicality throughout.

Ideally positioned on the outskirts of town, the home enjoys the perfect balance of countryside surroundings and convenient access to the shops, schools, and amenities of Cheadle.

The accommodation briefly comprises;- an entrance hallway, ground floor WC, a welcoming living room, and a spacious kitchen diner. To the first floor are three well-proportioned bedrooms, including a principal bedroom with ensuite facilities, along with a modern family bathroom.

Well-suited to a range of buyers, including growing families, downsizers, and first-time purchasers, this attractive home is presented in move-in ready condition. Early viewing is highly recommended.




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SALES & LETTINGS

Entrance Hallway

Composite door leading in from the front, stairs leading up to the first floor.

WC

WC and wash hand basin, UPVC double glazed window to the side elevation, central heating radiator.

Living Room

UPVC boxed double glazed window to the front elevation with additional double glazed windows to the side, central heating radiator and under stairs storage cupboard.

Kitchen Diner

Modern base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated fridge freezer, washing machine, dishwasher and cooker with hob and extractor hood above. UPVC double glazed windows to the side and rear elevations and patio doors leading out into the garden, central heating radiator, ample space for a dining table and chairs.

Landing

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

Master Bedroom

UPVC double glazed window to the side elevation, central heating radiator, over stairs storage cupboard.

Ensuite

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



Bedroom

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

Bedroom

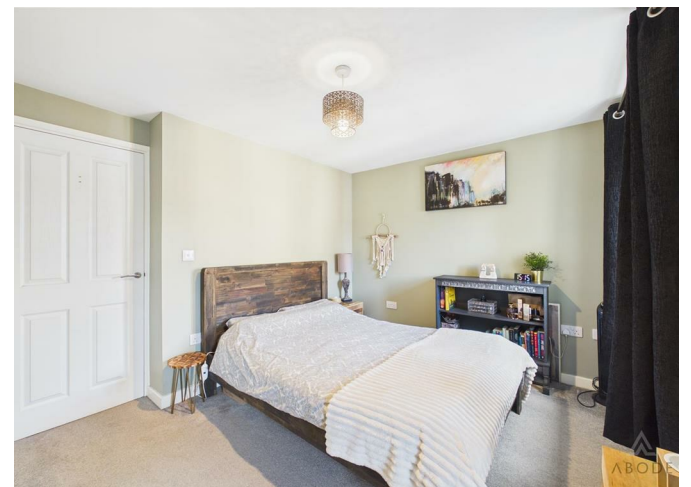
UPVC double glazed window to the front and side elevation, central heating radiator.

Bathroom

Modern suite comprising;- WC, wash hand basin and bath. Partially tiled, UPVC double glazed window to the rear elevation and central heating radiator.

Outside





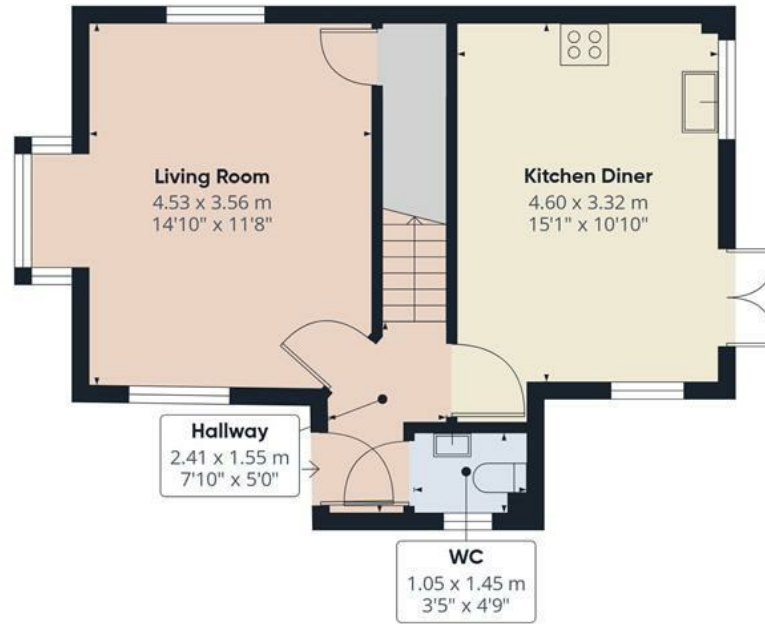


Tandem parking providing off road parking for two vehicles to the side elevation. Front gardens with mature plants and hedging and path leading to the front door. To the rear the garden is enclosed, and mainly laid to lawn with patio area ideal for entertaining. Raised mature borders and outside water tap.









Floor 0

Approximate total area⁽¹⁾

77.4 m²

834 ft²



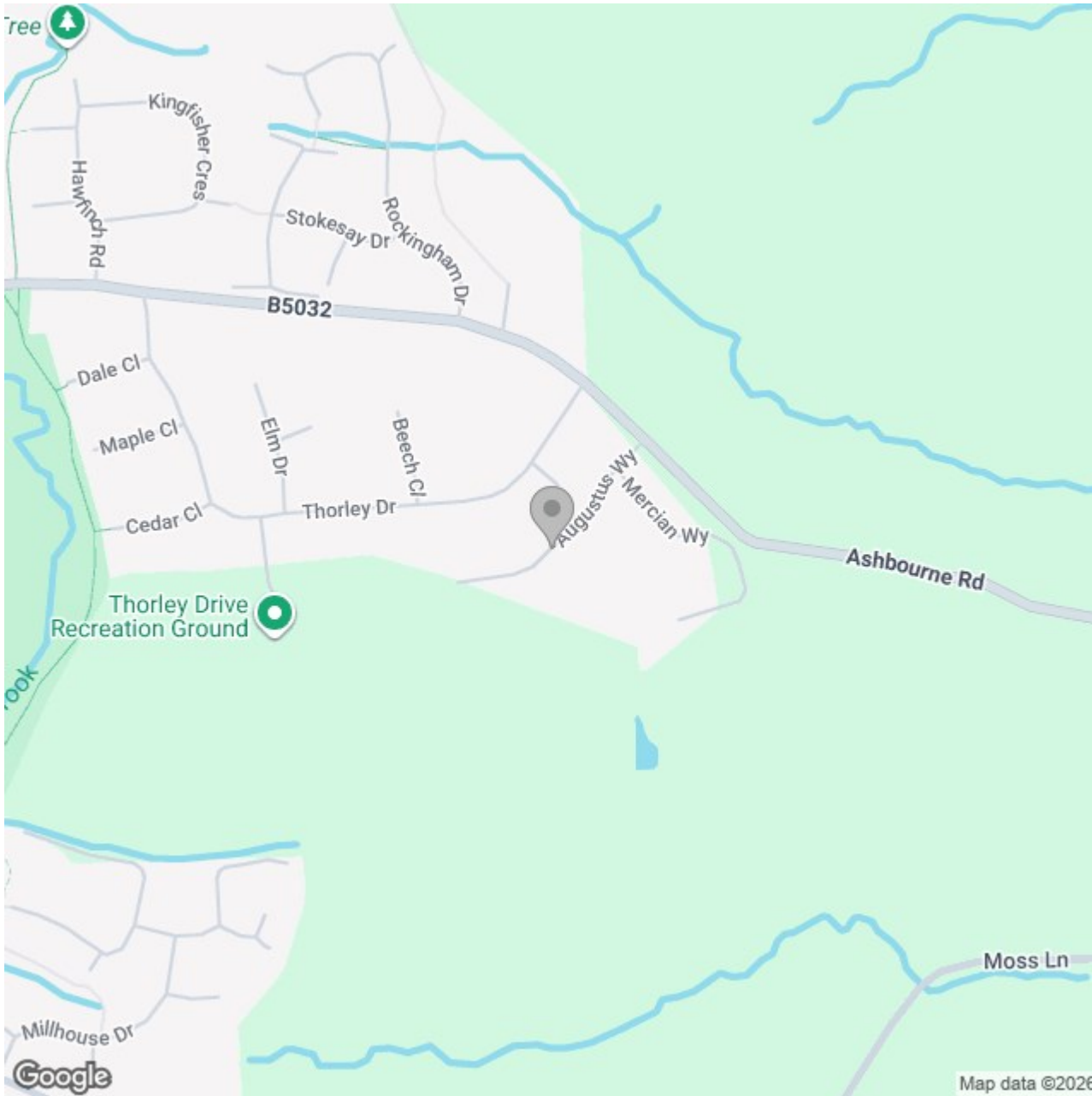
Floor 1

(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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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	