ABODE
SALES & LETTINGS

Dryden Way, Cheadle, ST10 1YE

£225,000



https://www.abodemidlands.co.uk







This beautifully presented three-bedroom family home has been thoughtfully improved and well maintained by the current owners, offering a fantastic opportunity for a range of buyers. The property benefits from off-road parking, a generous and enclosed rear garden, and a quality fitted kitchen.

Ready to move into, the home features UPVC double glazing and gas central heating throughout. Ideally positioned, the property offers convenient access to Cheadle town centre, with its excellent range of shops, schools and local amenities all within easy reach.

In brief, the accommodation comprises;- an entrance hallway, spacious living room and modern kitchen/diner to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

Perfectly suited to first-time buyers, growing families or those looking to downsize, this attractive home is not to be missed. Early viewing is highly recommended!

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Entrance Hallway
Entrance door into the hall with stairs to the first floor and a door into the lounge.

Living Room
Feature fire and recess tv space, uPVC double glazed window to the front, radiator, understairs storage cupboard.

Kitchen Diner
Fitted wall mounted, base and drawer units with work surfaces and a ceramic sink and drainer unit. Fitted electric oven with microwave oven and an electric hob with extractor hood. Integrated fridge freezer and dishwasher. Double glazed patio doors and uPVC double glazed window onto the garden, radiator.

Landing
uPVC double glazed window to the side and doors to -

Bedroom
Storage cupboard, radiator and uPVC double glazed window to the front.

Bedroom
uPVC double glazed window and a radiator.

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Bathroom
Fitted bathroom offering a panel enclosed bath with rainfall shower and hand held shower, shower screen , low flush WC, vanity sink unit with wash hand basin and storage cupboard, radiator.

Outside
Front lawn and a side drive, gated access to a bin store area and double gates into the rear garden. The rear garden offers a good size paved patio and lawn.


















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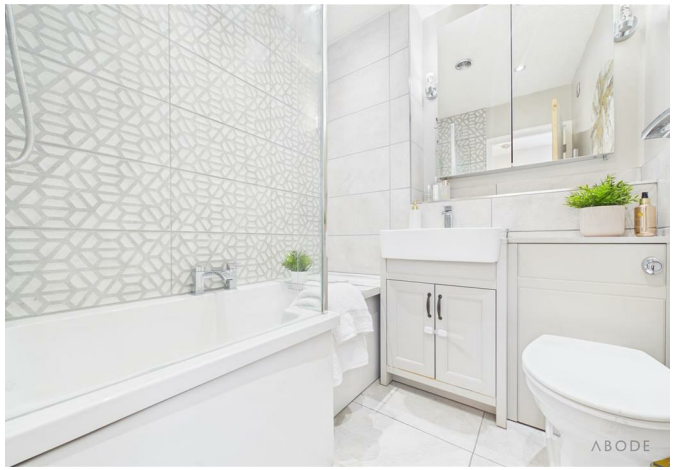
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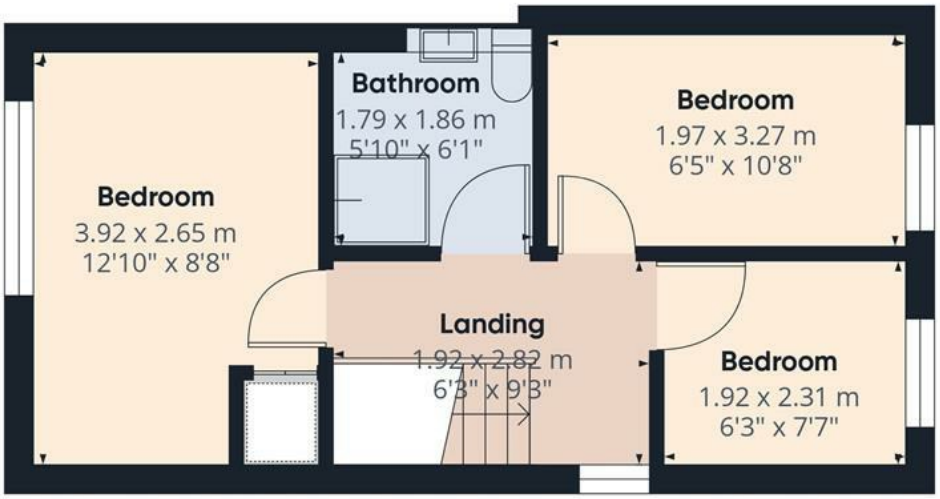
Floor 0



Floor 1



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Approximate total area(1)

59.2 m²

637 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.

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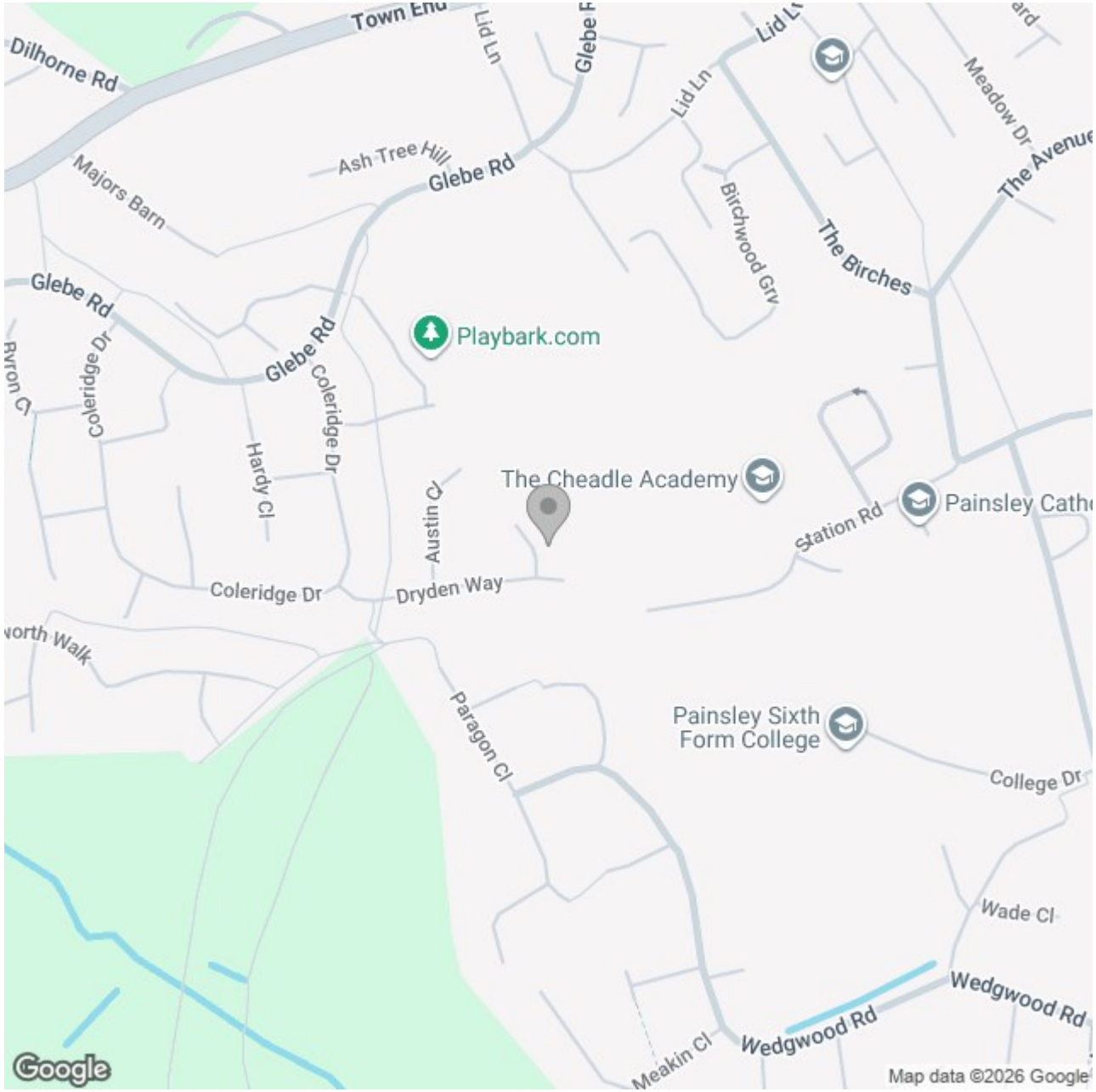

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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