





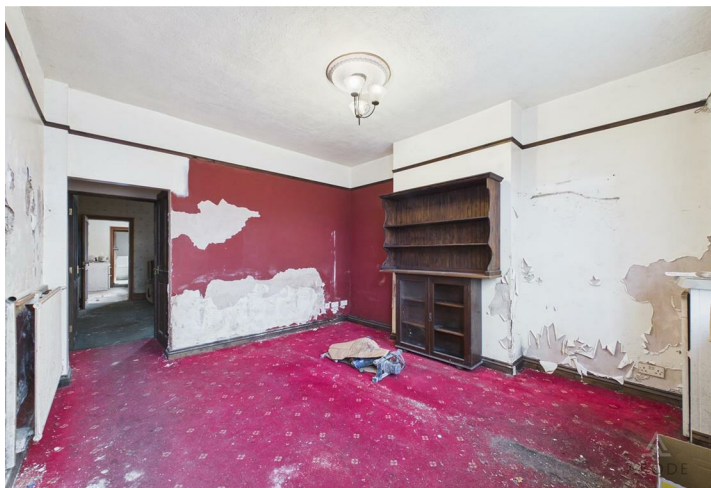
Abode are pleased to offer for sale this spacious mid-terraced property, presenting an excellent opportunity for buyers seeking a renovation project. Requiring modernisation throughout, the home offers generous living accommodation and significant potential to enhance and improve, including the possibility of converting the loft room into a fourth bedroom (subject to the relevant permissions).

Ideally positioned within walking distance of Cheadle Town Centre, the property benefits from easy access to a wide range of shops, schools, and local amenities. Externally, there are low-maintenance patio gardens to both the front and rear, along with a garage offering further potential for conversion (subject to permissions), or use as parking, storage, or a workshop.

While the property does require updating, it offers the scope to create a delightful and substantial home in a highly convenient location.

In brief, the accommodation comprises a living room, dining room, kitchen, utility area, and bathroom to the ground floor. To the first floor are three bedrooms and a separate WC, with the added benefit of a useful loft room to the second floor.

Ideal for investors, developers, or buyers looking for a rewarding project, early viewing is highly recommended to fully appreciate the potential on offer.



Living Room

Glazed window to the front elevation, radiator, storage cupboard and door leading in from the front.

Dining Room

Glazed window to the rear elevation, radiator, stairs leading to the first floor.

Kitchen

Base and eye level units with complimentary worktops, glazed window to the side elevation.

Utility Area

Base and eye level storage units, space and plumbing for a fridge freezer or tumble dryer, loft access, door leading out into the garden.

Bathroom

White suite comprising;- WC, wash hand basin, bath and single shower cubicle. Two glazed windows to the side elevations, radiator.

Landing

Loft access.

Bedroom

Glazed window to the front elevation, radiator, stairs leading to the loft room.

Bedroom

Glazed window to the rear elevation, radiator, built in shelving and seating with storage below, storage cupboard.

Bedroom

Glazed window to the rear elevation, radiator and storage cupboard.



WC

WC and wash hand basin.

Loft Room

Skylight to the rear elevation, beams.

Garage

Power and lighting, double doors leading into the garage, personal door leading in from the yard.

Outside

To the front there is a patio area with mature hedging, to the

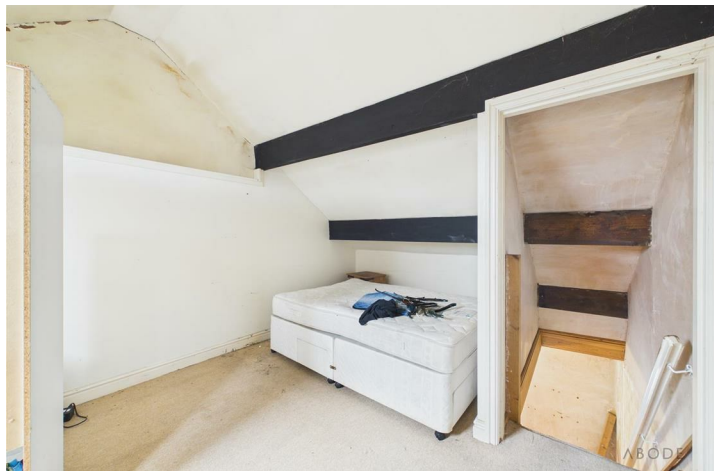






rear there is a further patio area with outside water tap and access to the garage.









Floor 0



Floor 1



Floor 2



Approximate total area^m

113.1 m²

1218 ft²

Reduced headroom

3.8 m²

41 ft²

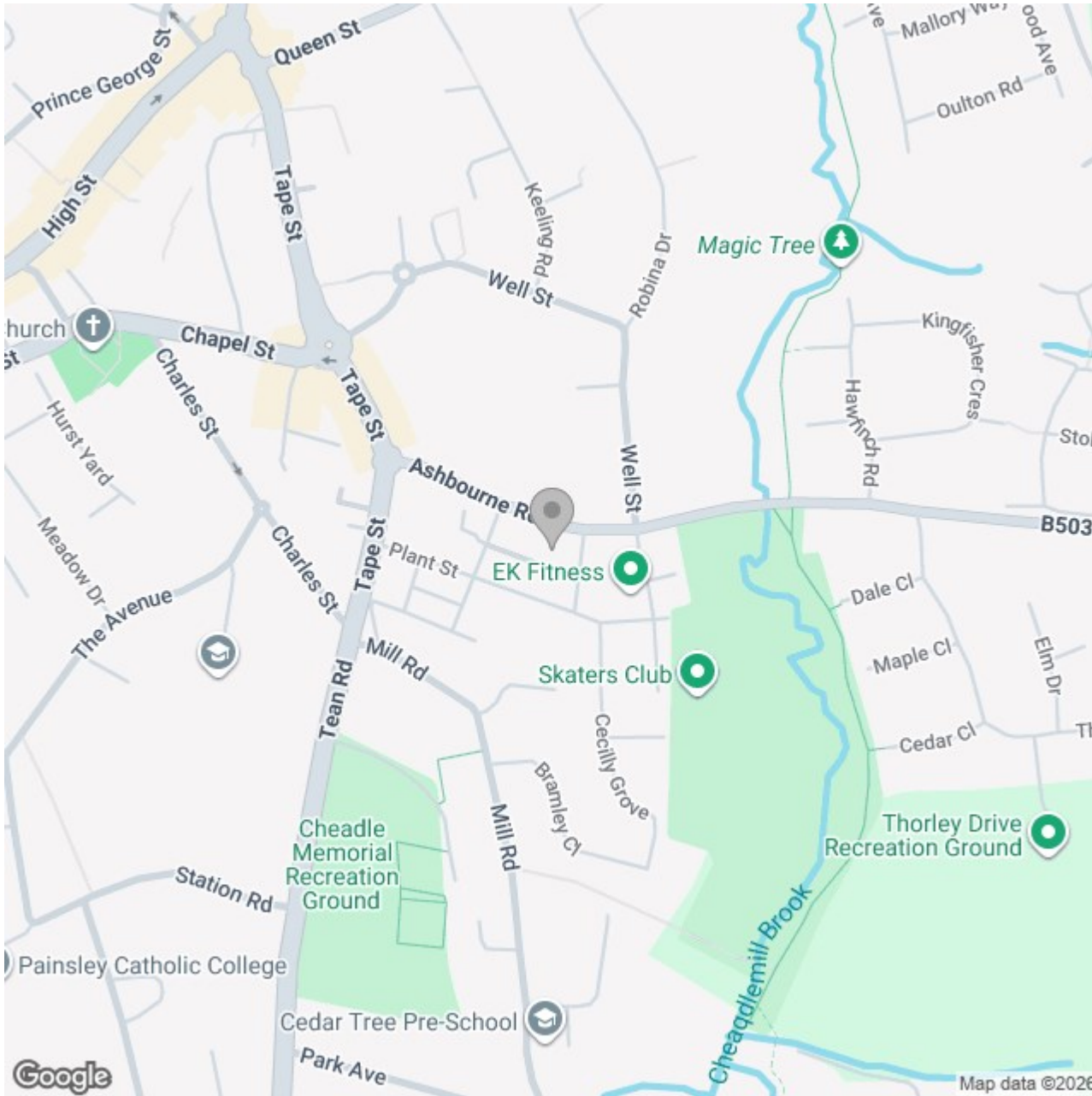
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	