





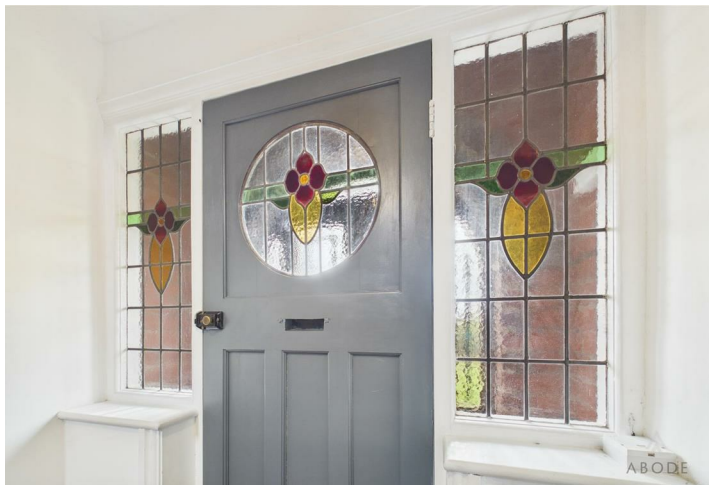
Abode are delighted to offer for sale this well-presented three-bedroom detached family home, occupying a generous plot with ample off-road parking and a detached garage. The property boasts original features, including tiled flooring and stained glass windows.

Enjoying a stunning open outlook over surrounding countryside to the front elevation, this property offers a wonderful sense of space and rural charm. The substantial plot also provides excellent potential for extension (subject to the necessary permissions), offering scope to create additional ground floor living space and even a fourth bedroom.

Ideally located in the highly sought-after village of Draycott in the Moors, the home benefits from convenient access to the A50, making it perfect for commuters. Cheadle and Blythe Bridge are both just a short drive away, offering a wide range of shops, schools, and local amenities. The area is also surrounded by beautiful countryside, ideal for walking and outdoor family activities.

The accommodation briefly comprises;- an entrance porch, welcoming hallway, living room, dining room, kitchen, rear hallway, and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Offering both comfortable living as it stands and exciting potential for further development, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



Entrance Porch

Tiled flooring, double doors leading in from the front, internal door to the entrance hallway.

Entrance Hallway

Tiled flooring, traditional door leading in from the porch and stain glass windows, stairs leading up to the first floor.

Living Room

Double glazed windows to the front, side and rear elevations, central heating radiator and gas fireplace.

Dining Room

Double glazed window to the front elevation, central heating radiator, gas feature fireplace.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, space and plumbing for a washing machine, fridge freezer and cooker with extractor hood above. Tiled splash back, central heating radiator, spot lighting, double glazed window to the rear elevation, ample space for a dining table and chairs, glass display units.

Rear Hallway

Door leading out into the garden, storage cupboard housing the boiler and under stairs storage cupboard.

WC

WC, wash hand basin, tiled walls, double glazed window to the rear elevation and central heating radiator.

Landing

Loft access, stained glass window to the rear elevation.



Master Bedroom

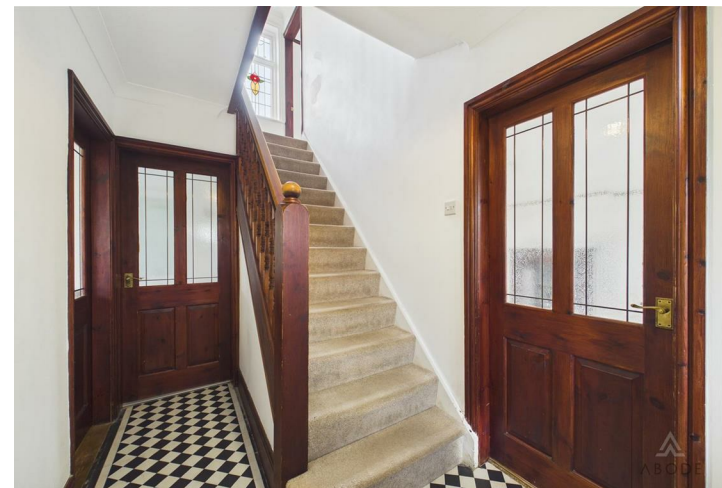
Double glazed windows to the front and rear elevations, two central heating radiators and feature fireplace.

Bedroom

Double glazed window to the front elevation, central heating radiator.

Bedroom

Double glazed window to the front elevation, central heating radiator and over stairs storage cupboard/ wardrobe.







Bathroom

P shaped bath with shower over and glass shower screen, WC and wash hand basin. Tiled walls, towel radiator and double glazed window to the rear elevation.

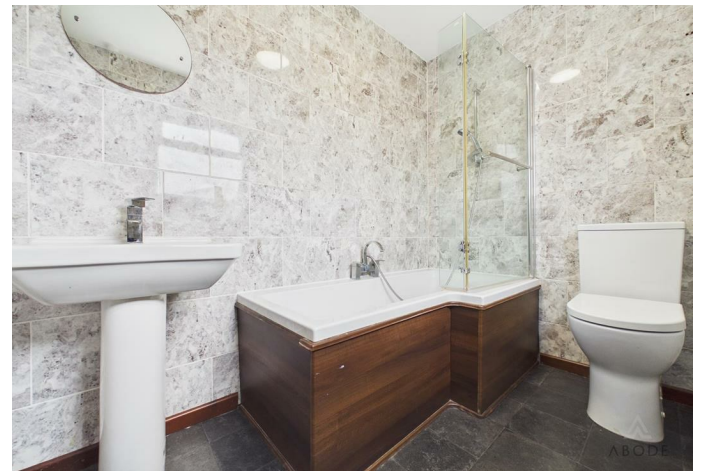
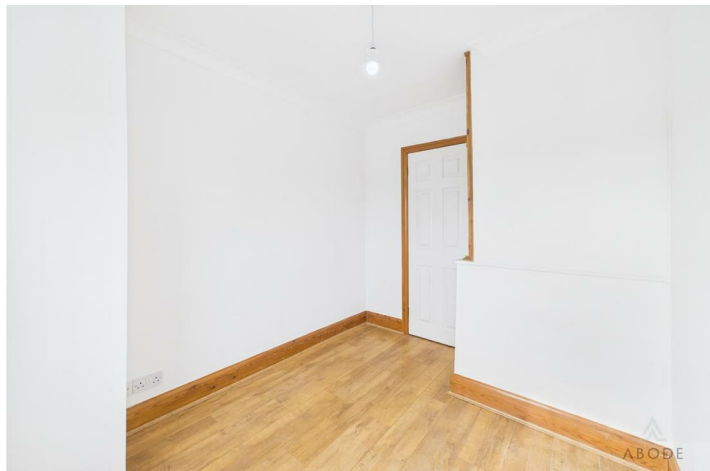
Garage

UPVC double glazed window to the side elevation, up and over door to the front, side personal door.

Outside

Gated access to the driveway, which is block paved and provides ample off road parking, allowing access to the detached garage. To the front, the garden is lawned and offers mature shrubs and bushes, with scope to create further parking if desired. To the rear, the garden is mainly laid to lawn with patio area ideal for entertaining and a summer house.













Approximate total area⁽¹⁾
126.2 m²
1359 ft²

Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

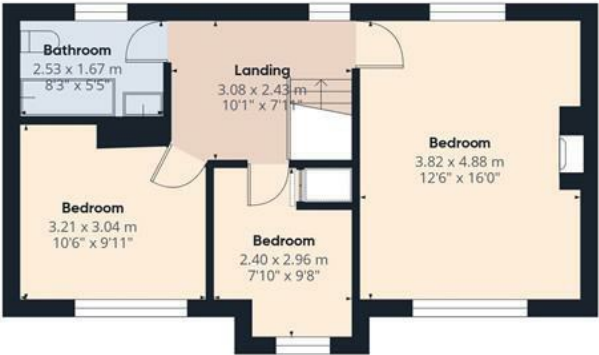
Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE 360



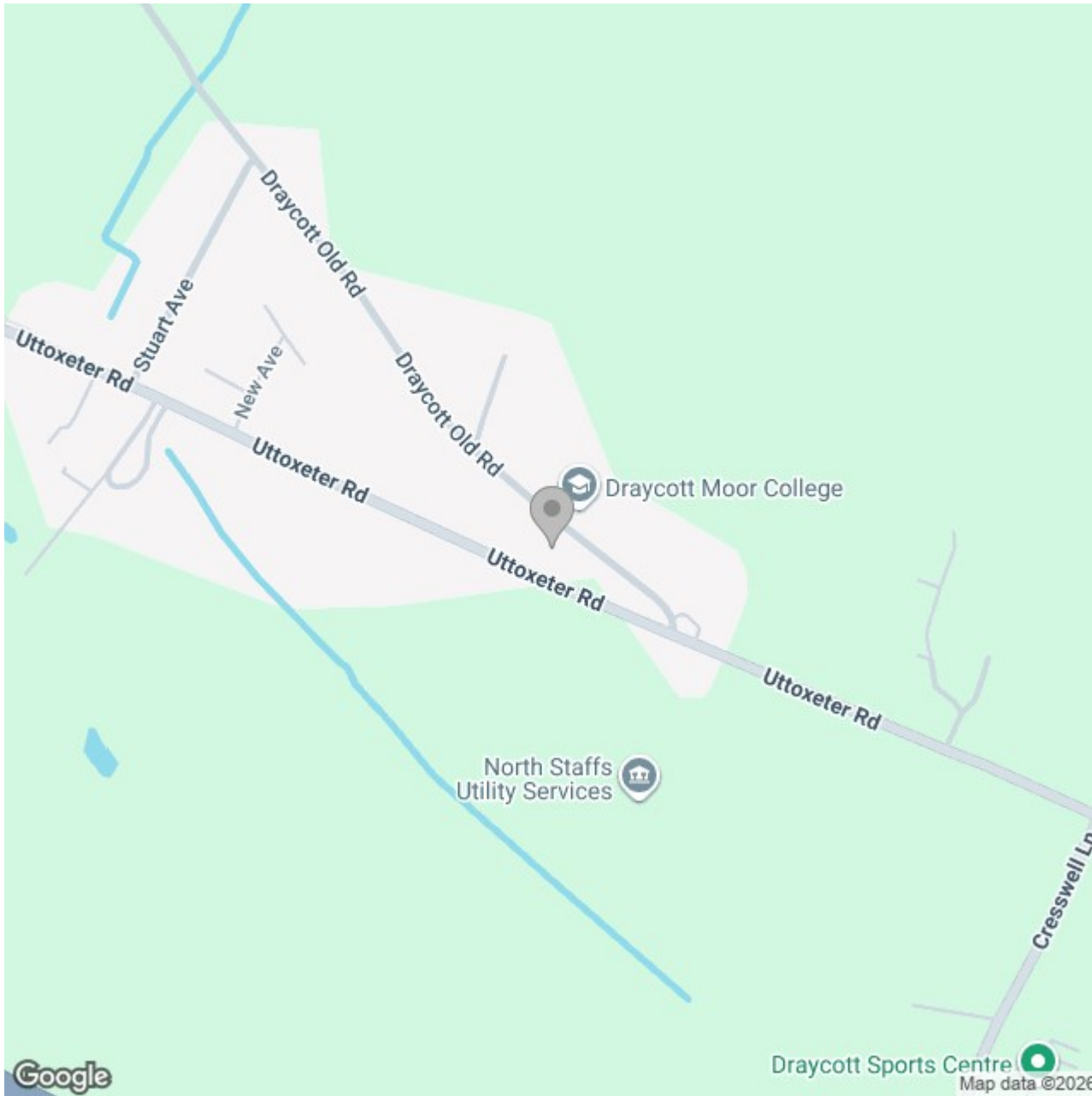
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	