



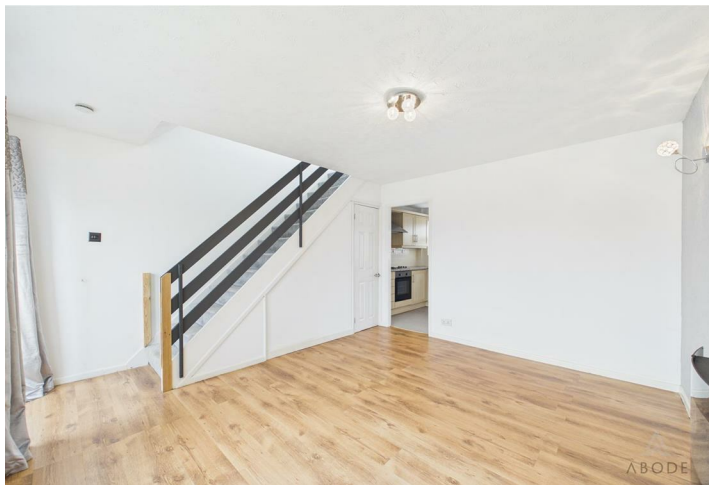


Abode are delighted to offer for sale this beautifully presented two-bedroom end town house, occupying a generous corner plot. The property boasts ample off-road parking, alongside spacious gardens to both the front and rear, making it ideal for a range of buyers.

Finished to a good standard throughout, the home enjoys pleasant views over the distant countryside from the master bedroom. Ideally located, it provides easy access to Cheadle Town Centre, which offers a wide selection of shops, amenities and well-regarded schools.

In brief, the accommodation comprises an entrance porch, a welcoming living room and a kitchen diner to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Presented in true move-in-ready condition, having both gas, and electrical safety certificates, this property is perfectly suited to first-time buyers, those looking to downsize or investors alike. Early viewing is highly recommended to fully appreciate all that this home has to offer.



ABODE
SALES & LETTINGS

Entrance Porch

UPVC double glazed window to the side elevation and door leading in from the front, shelving for shoe storage.

Living Room

UPVC double glazed window to the front elevation, central heating radiator, stairs leading to the first floor, under stairs storage cupboard and electric feature fireplace.

Kitchen Diner

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker with hob and extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, central heating radiator, two UPVC double glazed windows to the rear elevation and door leading out into the garden, ample space for a dining table and chairs.

Landing

Loft access, UPVC double glazed window to the side elevation.

Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, two storage cupboards one of which houses the combi boiler, distant views over countryside.

Bedroom

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



Bathroom

WC, wash hand basin and bath with shower over and glass shower screen. UPVC double glazed window to the rear elevation, central heating radiator and partially tiled walls.

Outside

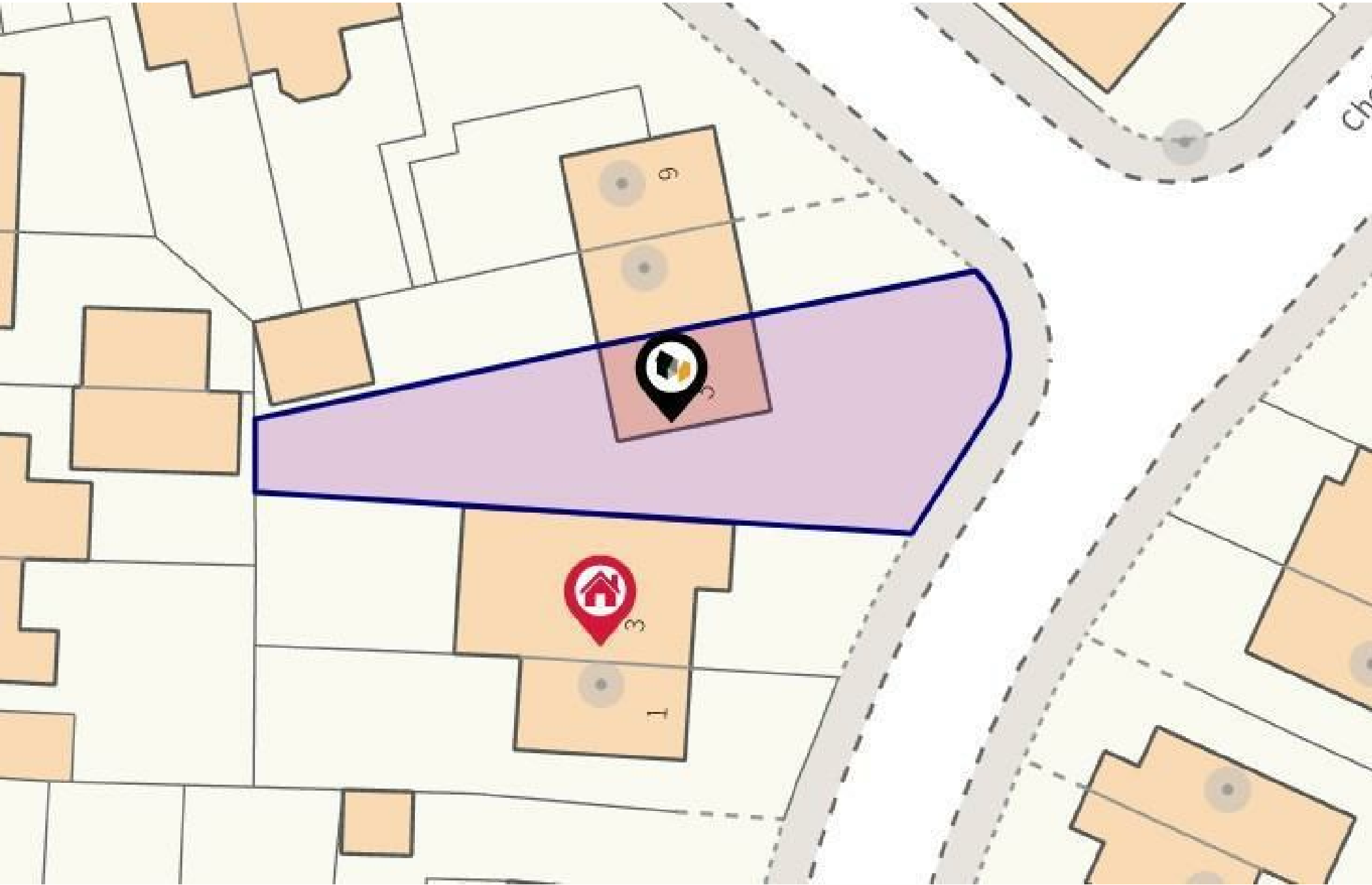
To the front there is ample off road parking for numerous vehicles, and a large lawned garden. Gated access to the rear, where the garden is enclosed and laid to patio and lawn. Outside water tap and a shed providing storage.







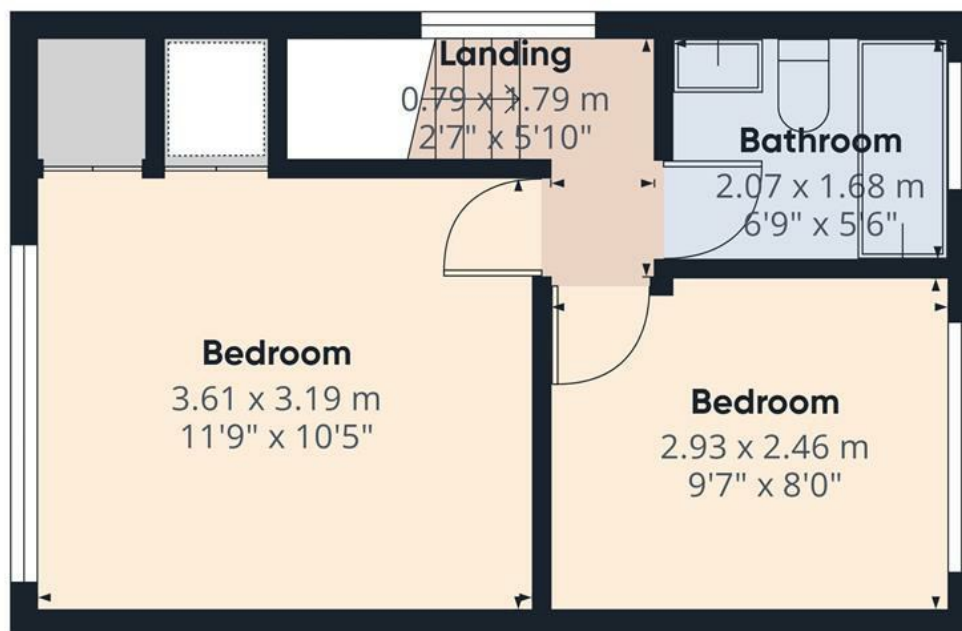




Entry
0.99 x 1.18 m
3'3" x 3'10"



Floor 0



Floor 1



Approximate total area⁽¹⁾

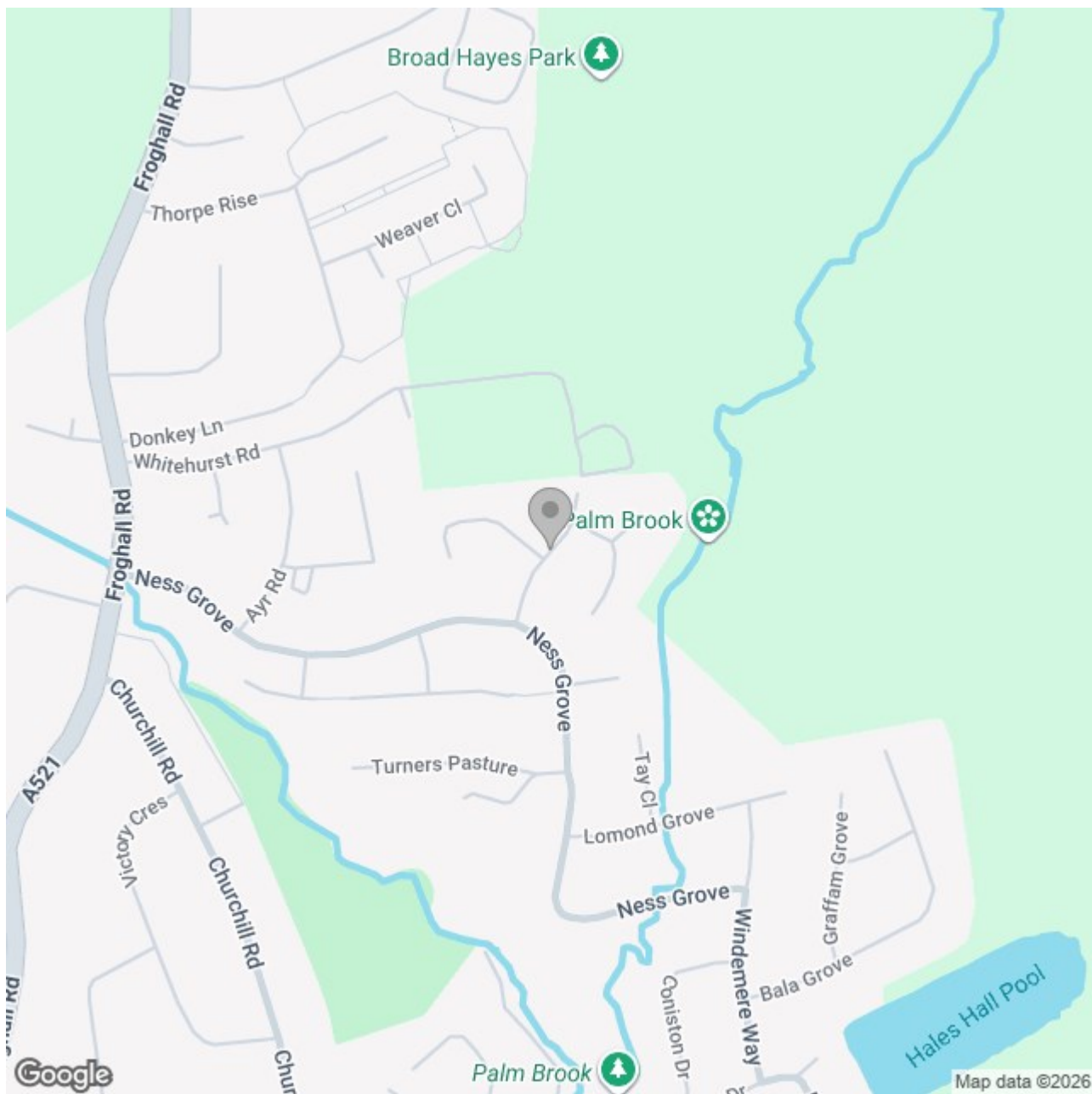
53.1 m²

572 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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 	