



## 10 Abbeydale Close, Cheadle Hulme

Leasehold

TWO BEDROOM SEMI-DETACHED • DRIVEWAY FOR TWO CARS • QUIET CUL-DE-SAC • LAWNED GARDEN • BREAKFAST KITCHEN • CLOSE TO EXCELLENT TRANSPORT LINKS INCLUDING A34 AND MOTORWAY NETWORK



A charming two bedroom end-terrace home with driveway running down the side of the house providing off-road parking for two cars. The house sits back from the road behind a front lawn providing a lovely kerb-appeal. The property is beautifully presented inside and offers turn-key accommodation, ideal for first time buyers or those looking to downsize. Located on a quiet cul-de-sac close to superb transport links including the A34 and the motorway network.

Council Tax band: C

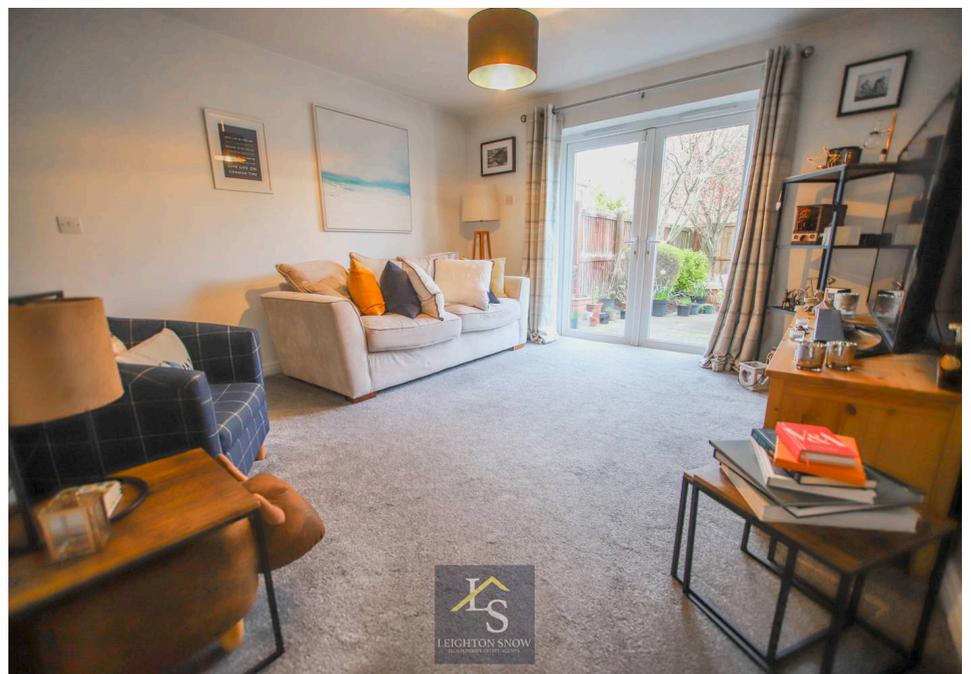
Tenure: Leasehold

EPC Energy Efficiency Rating: C

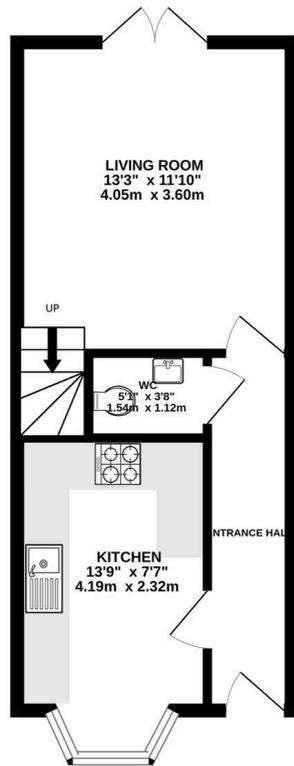
EPC Environmental Impact Rating: B



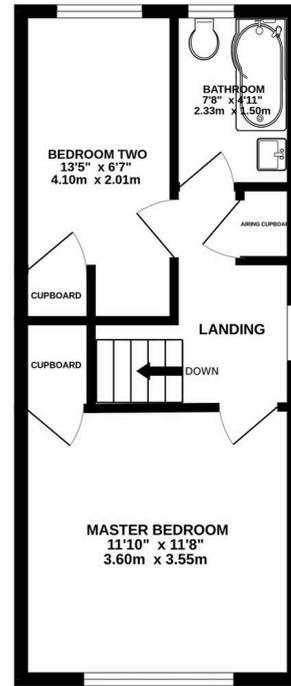
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GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2020.

This lovely home is well-presented throughout and ready for a new owner to unpack their bags without the need for any works or updating. To the ground floor a breakfast kitchen sits to the left of the entrance hallway, offering a modern kitchen with a breakfast bar set within a bay window providing the perfect spot for a morning coffee. At the foot of the hallway sits the living room, spanning the width of the property and providing patio doors leading out to the garden. A well-proportioned WC sits off the entrance hall and completes the ground floor accommodation. To the first floor the two bedrooms are both doubles and both boast fitted storage cupboards. There is an additional cupboard off the landing providing super storage. The family bathroom is a modern suite comprising bath with shower over, WC and wash hand basin.

Externally the rear garden is lovingly maintained with a lawn surrounded by low borders and newly-erected fencing. A large paved patio sits off the patio doors from the living room and provides a great space for garden furniture. The patio extends down the side of the property where there is generous space and a wooden gate allowing access out to the driveway at the front.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*



