





Abode are delighted to present this beautifully presented three-bedroom semi-detached home, offering tandem off-road parking for two vehicles and a generously sized, enclosed rear garden. The property benefits from double glazing throughout, and spacious living accommodation arranged over two floors.

Located in the highly desirable village of Waterhouses, with its picturesque countryside, the property is within easy reach of local amenities, including a shop, doctor's surgery, and primary school. Additionally, it's just a short drive to the nearby towns of Ashbourne, Leek, and Cheadle. There is an abundance of countryside walks, and the property is situated only a short distance from the Manifold Track.

In brief, the accommodation comprises;- an entrance hallway, WC, kitchen diner and living room to the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Perfectly suited to first-time buyers, those looking to upsize, or those wishing to downsize, early viewing is strongly recommended to avoid disappointment!



### Entrance Hallway

Composite door leading in from the front, central heating radiator, stairs leading up to the first floor.

### WC

WC, wash hand basin with storage cupboard below and tiled splash back, central heating radiator, boiler and UPVC double glazed window to the front elevation.

### Living Room

UPVC double glazed window to the front elevation and patio doors leading out to the garden, central heating radiator heating radiator and electric feature fireplace.

### Kitchen Diner

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

### Landing

Loft access, central heating radiator and UPVC double glazed window to the front elevation.

### Bedroom

UPVC double closed window to the rear elevation and central heating radiator.

### Bedroom

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



### Bedroom

UPVC double glazed window to the front elevation, central heating radiator and airing cupboard.

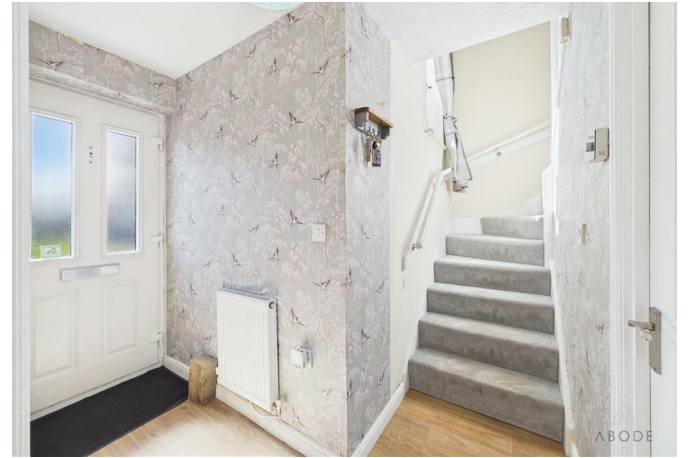
### Bathroom

White suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, central heating radiator and UPVC double glazed window to the front elevation.

### Outside

To the side of the property there is tandem off road parking



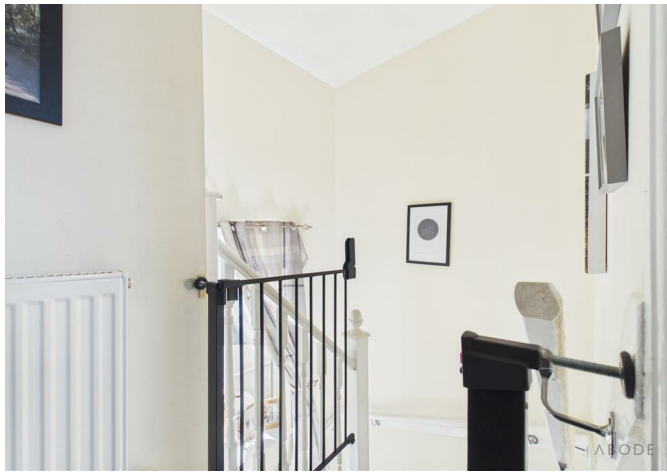




for two vehicles, with gated access to the rear garden.

The rear garden is enclosed and mainly laid to patio, with lawned area, outside water tap and space for a garden shed.



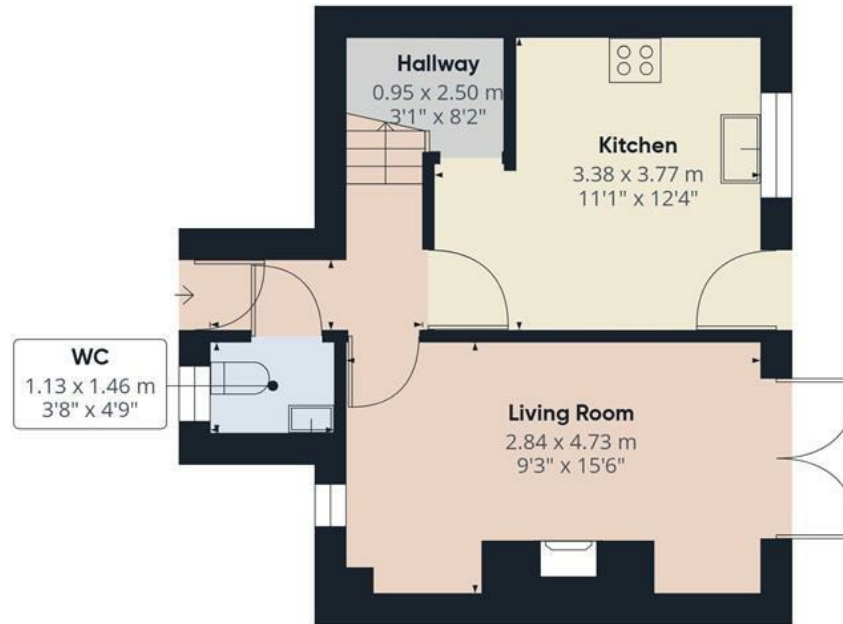




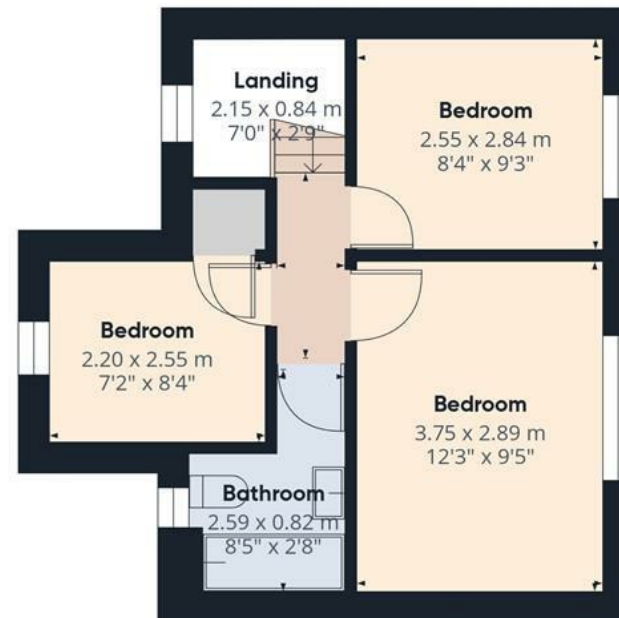
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

62.2 m<sup>2</sup>

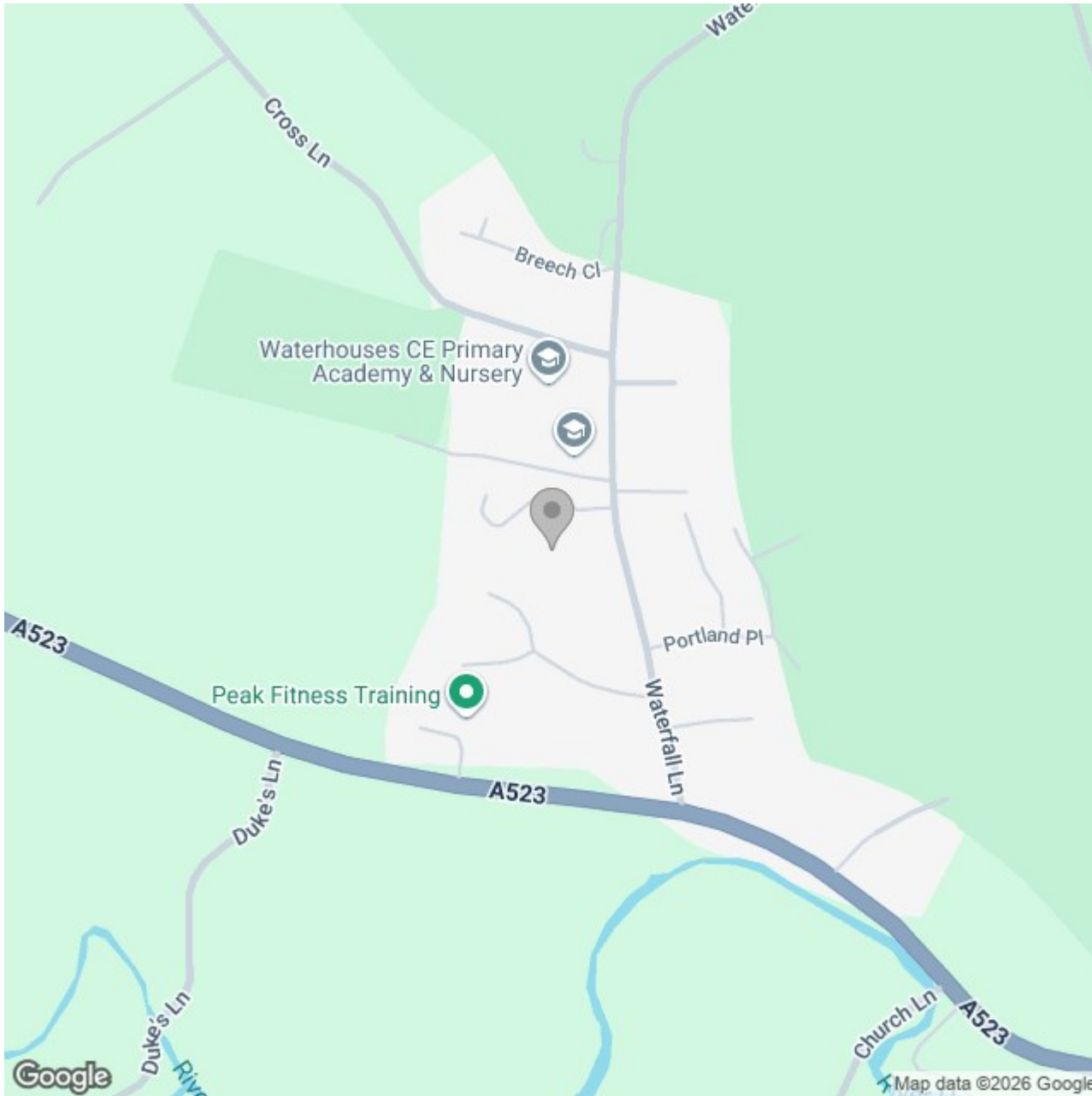
669 ft<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	