ABODE
SALES & LETTINGS

The Green, Cheadle, ST10 1PH
**£270,000**



https://www.abodemidlands.co.uk







This detached bungalow occupies a substantial plot and offers exceptional potential, benefiting from a large, mature rear garden, ample off-road parking, and a detached garage. The beautifully established rear garden is predominantly laid to lawn and features a pond, decked seating area, and summerhouse, creating a wonderful outdoor space to enjoy.

The generous plot provides excellent scope for extension, subject to the necessary planning permissions and building regulations.

Conveniently located, the property enjoys easy access to Cheadle Town Centre, with its range of shops, well-regarded schools, and local amenities.

In brief, the accommodation comprises;- an entrance hallway, living room, kitchen diner, rear hallway, shower room, two bedrooms, and a family bathroom to the ground floor. To the first floor are two versatile loft rooms, which offer exciting potential for conversion into additional bedrooms, subject to the appropriate alterations and consents, creating the opportunity for a spacious four-bedroom family home.

Offering a rare combination of generous outdoor space, flexible accommodation, and future potential, this property is ideally suited to both downsizers and families alike. Early viewing is highly recommended.

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## Entrance Hallway
uPVC double glazed entrance door to the front elevation, central heating radiator, and useful storage cupboard.

## Living Room
A bright reception room featuring a uPVC double glazed window to the front elevation, central heating radiator, and feature gas fireplace with tiled hearth.

## Kitchen Diner
Fitted with a range of base and wall units with complementary work surfaces, inset stainless steel sink with draining board, and tiled splashbacks. Space and plumbing for a cooker, washing machine and fridge freezer. Central heating radiator, pantry cupboard, double-glazed window to the rear elevation, and ample space for a dining table and chairs.

## Shower
Comprising a shower cubicle, tiled walls, central heating radiator, and double-glazed window to the side elevation.

## Rear Hallway
uPVC double-glazed door leading to the side of the property and storage cupboard housing the boiler.

## Bedroom
uPVC double-glazed window to the front elevation and central heating radiator.

## Bedroom
uPVC double glazed patio doors leading out into the garden, central heating radiator and stairs leading up to the loft rooms.

## Bathroom
Fitted with a three-piece suite comprising a low-level WC, wash hand basin and bath. Tiled walls, central heating radiator, spot lighting, storage cupboard, and double-glazed window to the side elevation.

## Landing
Giving access to both loft rooms.




## Loft Room One
A useful loft room featuring a uPVC double-glazed window overlooking the rear elevation and a central heating radiator.

## Loft Room Two
Additional loft room with power and lighting installed.

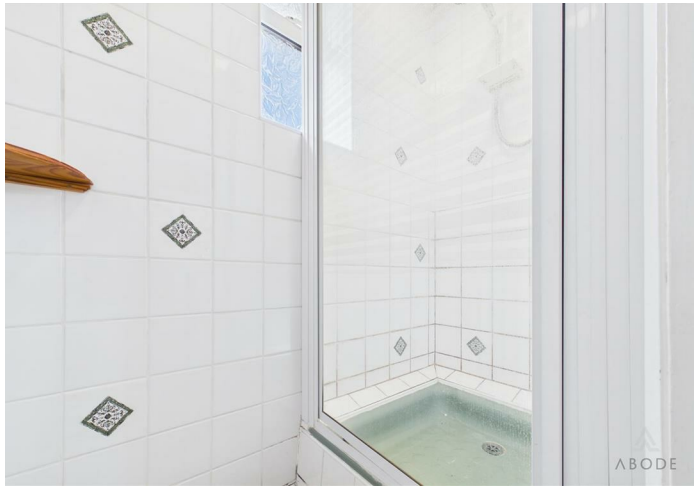
## Garage
Up and over door to the front with personal door to the side.





















## Outside

To the front of the property, a gated driveway provides ample off-road parking and is complemented by mature planted borders and a patio seating area. Additional parking extends along the side of the bungalow, providing convenient access to the detached garage.

The substantial rear garden is predominantly laid to lawn, with an attractive array of mature shrubs and established planting. Features include a pond, decked area, summerhouse, and greenhouse, creating a wonderful outdoor space for relaxation, gardening, and entertaining.

## AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

## PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

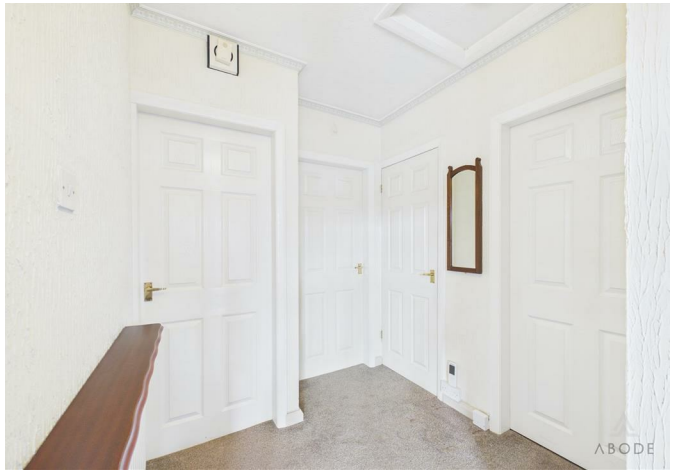
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.















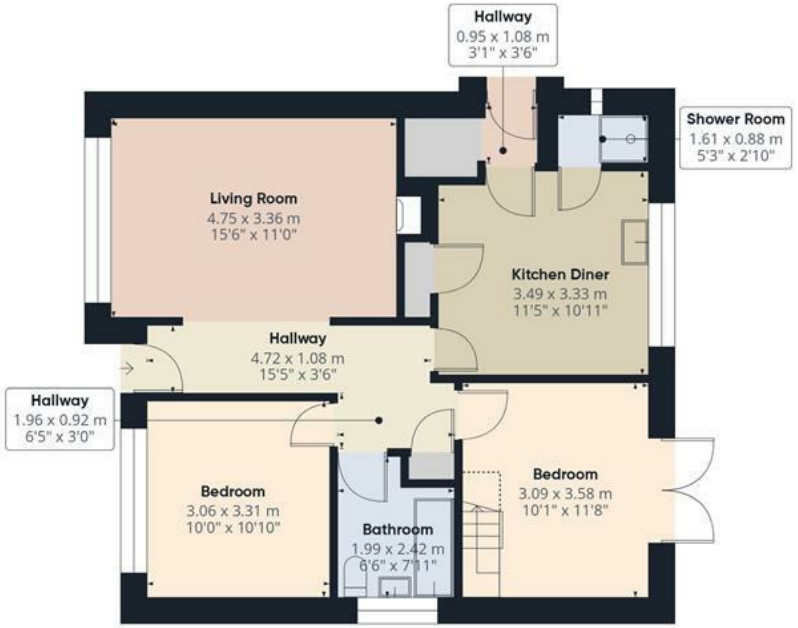








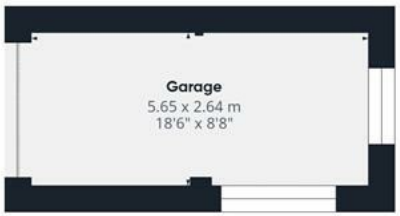





**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

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**Approximate total area**(1)

114.5 m²

1233 ft²

**Reduced headroom**

16.2 m²

174 ft²

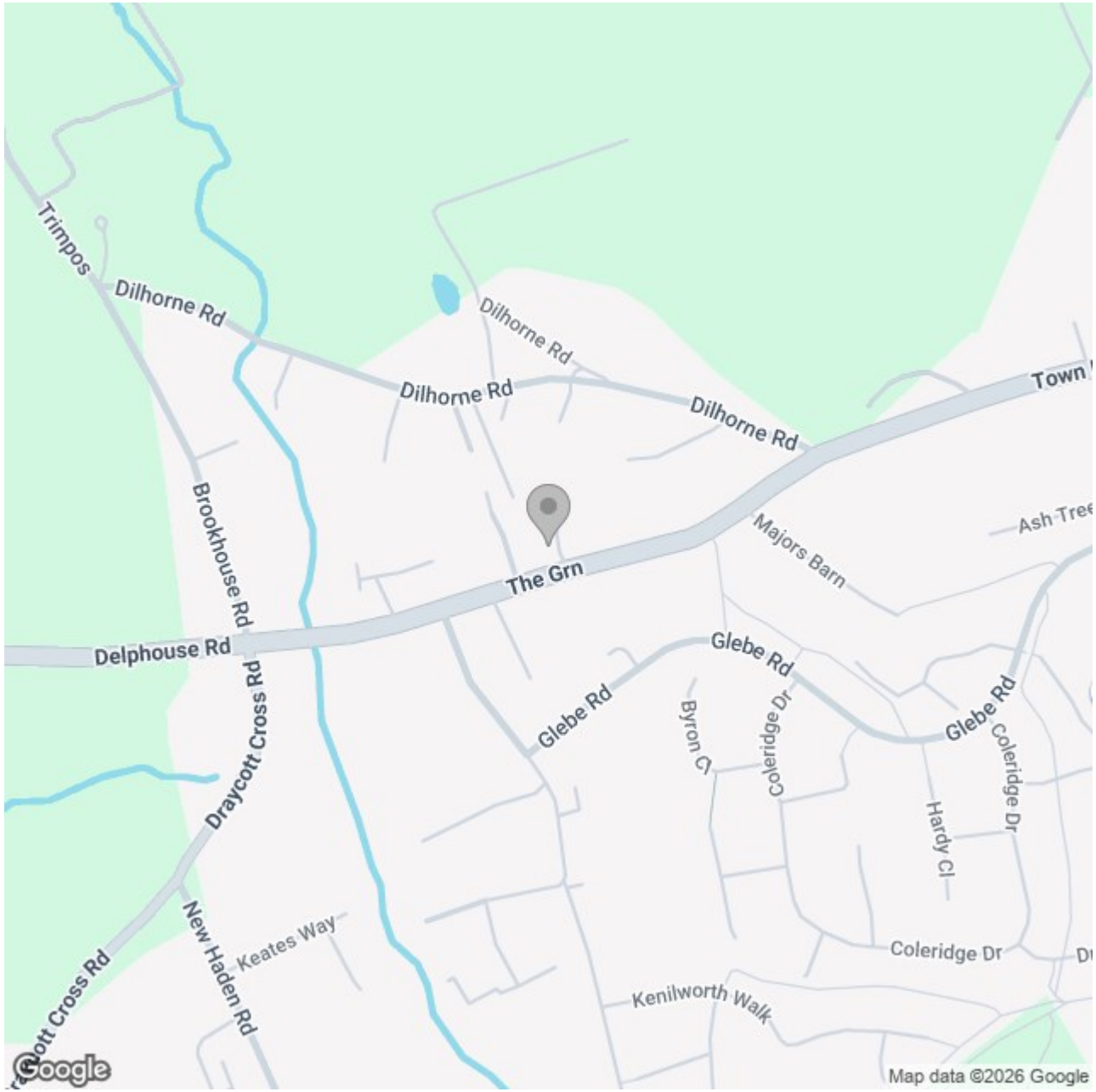
(1) Excluding balconies and terraces

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.

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |



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