ABODE
SALES & LETTINGS

Tape Street, Cheadle, ST10 1ES

£135,000



https://www.abodemidlands.co.uk







This well-presented two-bedroom home has been thoughtfully improved throughout by the current owners, offering comfortable and versatile accommodation ideally suited to a variety of buyers. The property benefits from a modern fitted kitchen, a generous rear garden and a useful converted loft room, providing an additional versatile living space which could be utilised as a home office, hobby room or occasional guest space, subject to any necessary permissions.

Further benefits include double glazing and gas central heating, while the property is ideally situated within walking distance of Cheadle town centre, providing convenient access to a range of local shops, schools and everyday amenities.

In brief, the accommodation comprises: living room, hallway and modern fitted kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom, with stairs leading to the converted loft room, offering valuable additional space.

The generous rear garden provides excellent outdoor space and further enhances the appeal of this attractive home.

Offering well-proportioned accommodation, useful additional living space and a convenient location, this property is likely to appeal to a variety of buyers, including first-time buyers and investors. An early viewing is highly recommended to fully appreciate the accommodation on offer.

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Living Room
A well-proportioned living room featuring a double-glazed window to the front elevation, central heating radiator and door providing access from the front of the property.

Hallway
Central heating radiator and stairs rising to the first floor.

Kitchen
Fitted with a range of matching base and eye-level units complemented by work surfaces, incorporating a one-and-a-half bowl sink with drainer. The kitchen benefits from a breakfast bar, wooden worktops, integrated microwave, fridge freezer and dishwasher, with additional space and plumbing for a further appliance. A wall-mounted boiler is housed within the kitchen, along with a useful walk-in pantry cupboard. There is also a UPVC double-glazed window overlooking the rear elevation and a door providing access to the garden.

Landing
The landing provides access to the first-floor accommodation and benefits from a central heating radiator.

Bedroom
A good-sized bedroom with a UPVC double-glazed window to the front elevation, central heating radiator and exposed beam. Stairs provide access to the loft room, with a useful storage cupboard also available.

Bedroom
A further well-proportioned bedroom with a UPVC double-glazed window overlooking the rear elevation, central heating radiator and exposed beam.



Bathroom
Fitted with a white suite comprising WC, wash hand basin with storage cupboard beneath, and a bath with shower over. The bathroom also benefits from a double-glazed window to the rear elevation and central heating radiator.

Loft Room
A versatile loft room featuring a skylight to the rear elevation, central heating radiator and exposed beam.

Outside
To the rear the garden is mainly laid to patio, plus lawned area.




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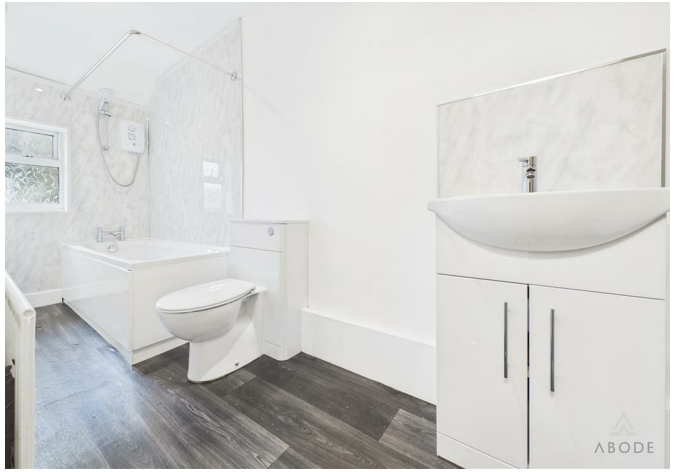

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AML Disclaimer - Cheadle Office

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.

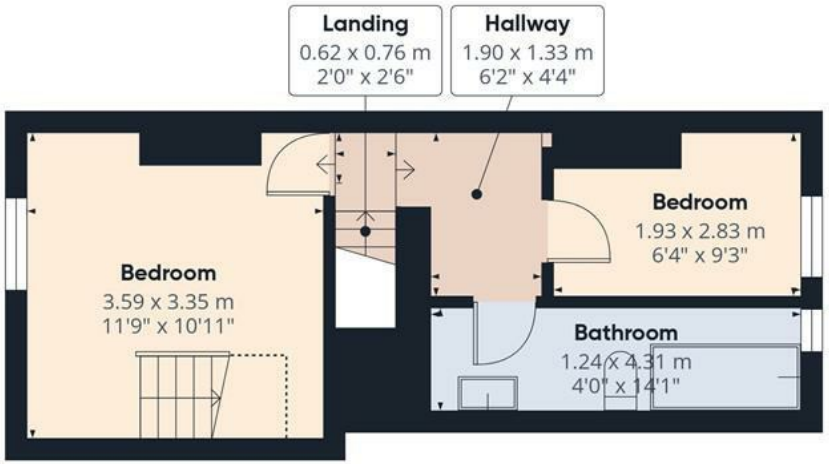
Service Charges and Management Fees

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

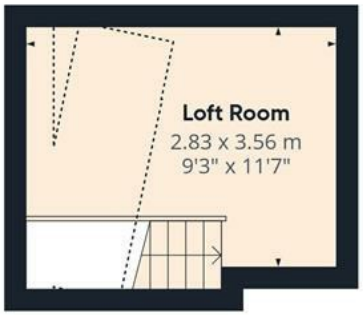

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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

62.1 m²

668 ft²

Reduced headroom

3.8 m²

41 ft²

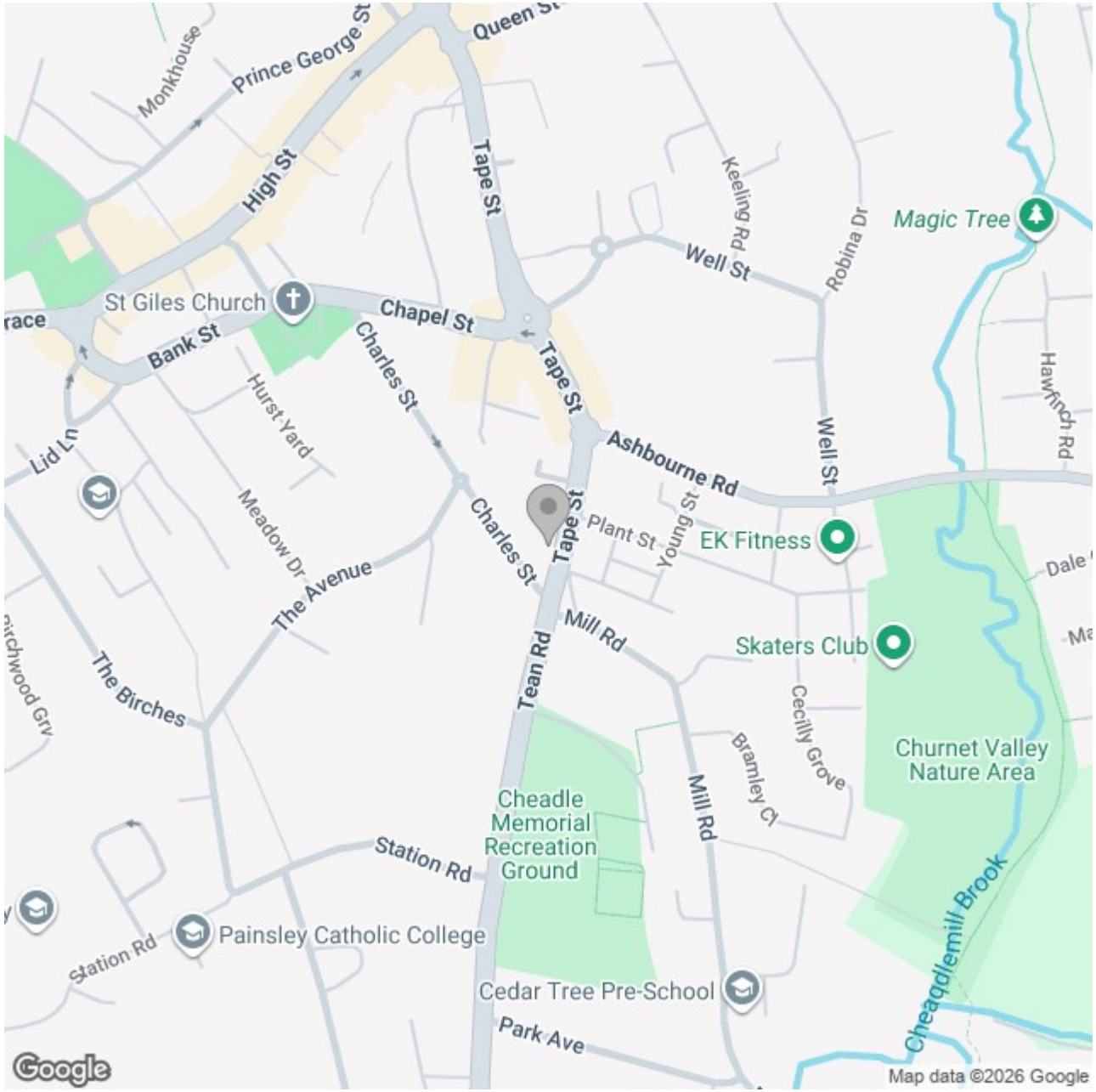
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.