





This well-presented two-bedroom extended home offers spacious and versatile accommodation, including two good-sized double bedrooms and a useful rear garden. The property benefits from UPVC double glazing and gas central heating, providing a comfortable home ready to move into.

Conveniently positioned within easy reach of Cheadle town centre, the property is ideally located for access to a wide range of shops, schools, supermarkets and everyday amenities, whilst the surrounding Staffordshire Moorlands countryside is also within easy reach.

The accommodation briefly comprises;- a welcoming living room with a feature log burner, kitchen diner, rear hallway and shower room to the ground floor. To the first floor are two double bedrooms, with the second bedroom benefiting from its own WC.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space for relaxing or entertaining.

An ideal opportunity for first-time buyers, couples or those looking for a conveniently positioned home, with generous accommodation and useful additional space.

Early viewing is highly recommended.



Living Room

A welcoming reception room featuring a UPVC double glazed window to the front elevation and a door providing access from the front of the property. The room benefits from a central heating radiator and an attractive feature log burner, creating a cosy focal point

Kitchen Diner

Fitted with a range of base-level units with complementary worktops and an inset stainless steel sink with drainer. There is space and plumbing for a washing machine, together with space for a cooker and fridge freezer. The room benefits from a useful storage cupboard, central heating radiator and UPVC double glazed window overlooking the rear. There is ample space for a dining table and chairs.

Hallway

Central heating radiator, stairs rising to the first floor and a wooden glazed door providing access to the side of the property.

Shower Room

Fitted with a WC, wash hand basin and double shower cubicle. UPVC double glazed window to the rear elevation and heated towel radiator.

Landing

With loft access.

Bedroom

A double bedroom with UPVC double glazed window to the front elevation and central heating radiator.

Bedroom

A well-proportioned bedroom with UPVC double glazed window overlooking the rear elevation and central heating radiator.

WC

Fitted with a WC and wash hand basin, with the central heating boiler also housed within the room.



Outside







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

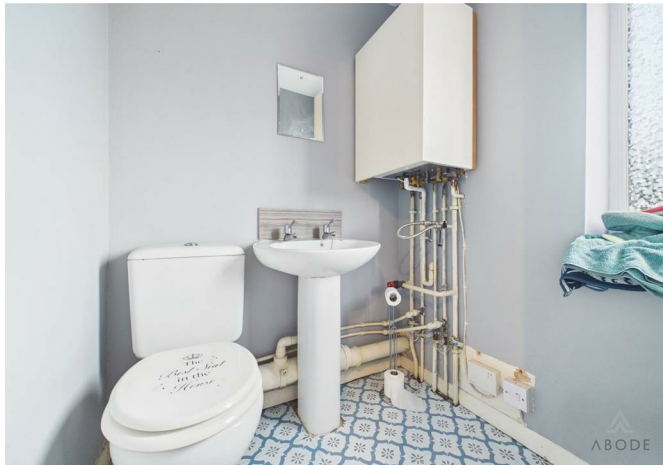
These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have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

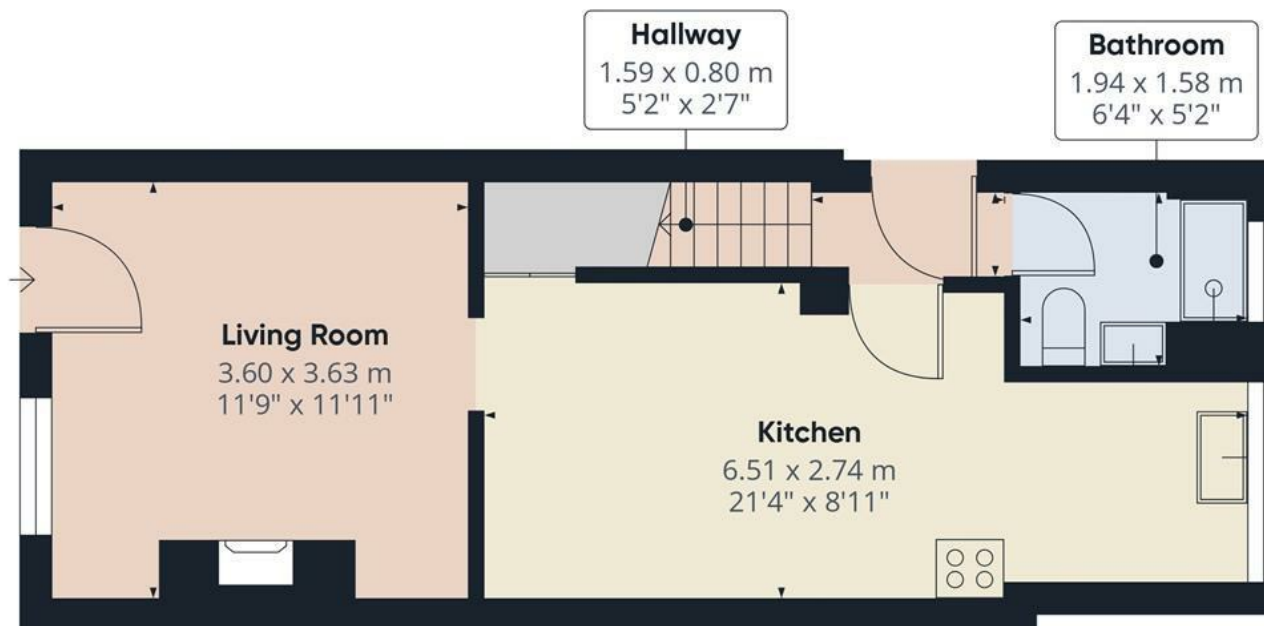
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

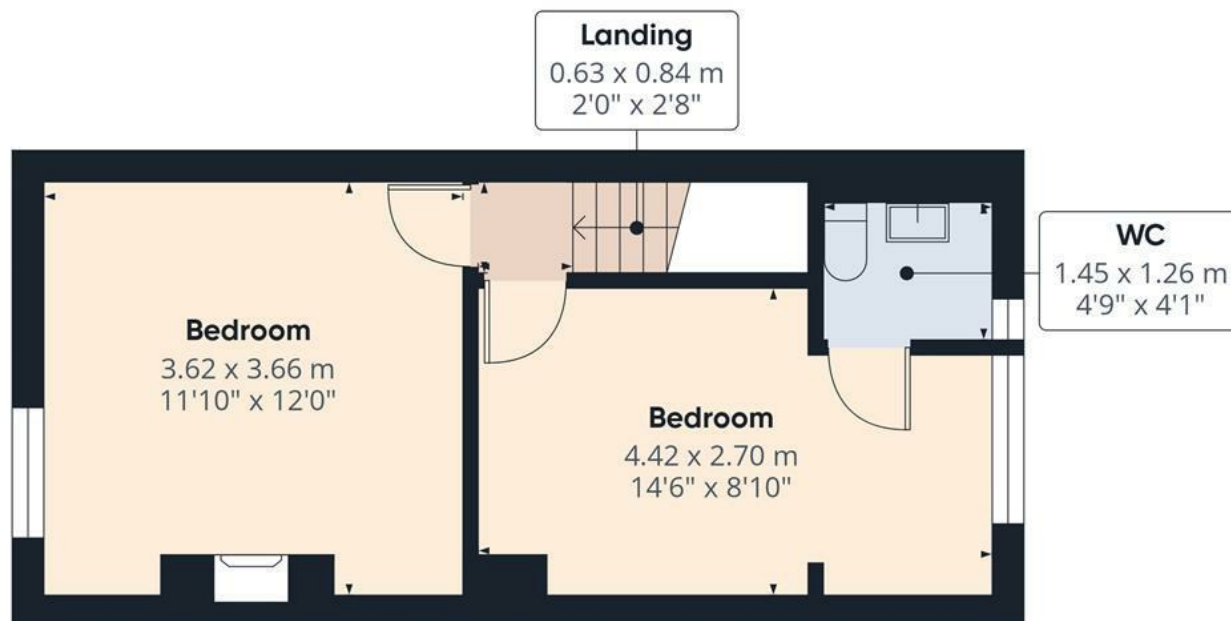
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

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



Floor 1

Approximate total area⁽¹⁾

60.3 m²

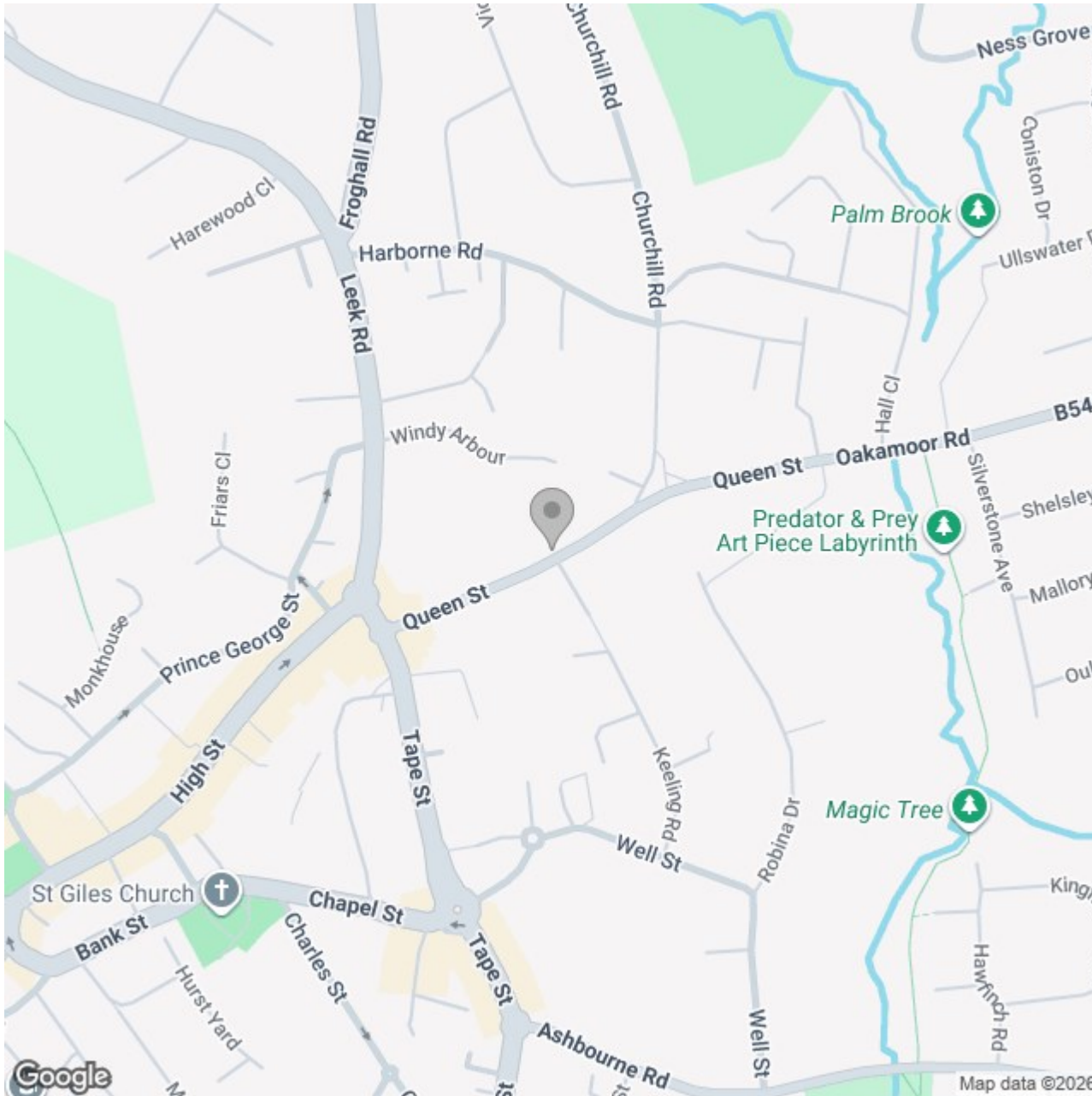
649 ft²

(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		
(69-80) C		
(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 	