





**\*\* THREE BEDROOMS \*\* SPACIOUS PLOT \*\*  
OPEN/PLAN LIVING \*\* RECENTLY BUILT WITH  
NHBC WARRANTY IN PLACE \*\***

A high specification, three-bedroom detached property perfectly suited to a discerning family buyer. Being uPVC double glazed and gas centrally heated, the property benefits from a high energy performance. A brief internal description of the property comprises hallway, cloakroom/WC, lounge, kitchen/diner, three bedrooms with master en-suite and separate family bathroom.

Externally, the frontage has off-road parking with room for two vehicles to the rear. With access leading to the spacious rear garden with south facing aspects. The rear is mainly lawn with a paved patio area.

The property is conveniently located within easy access to local amenities such as shops, schools and still only a short journey to the centre of Cheadle. Easy access to A50 which links all major road networks. Viewings are strictly by appointment only.



## SUMMARY

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## LOUNGE

With UPVC double glazed box bay window side elevation, central heating window to either side, TV aerial point, storage cupboard comprising consumer unit.



## CLOAKS/WC

With UPVC double glazed frosted window to the front elevation, wash hand basin with mixer tap and tiled splashback, low-level WC with continental flush, central heating radiator and spotlighting to ceiling







### KITCHEN/DINER

With UPVC double glazed windows to front and side elevations, UPVC double glazed French doors leading to the rear patio, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with drop edge preparation work surfaces, a range of integrated appliances including a stainless steel sink and drainer with mixer tap, four electric ceramic hob with built-in extractor, Hotpoint oven/grill, integrated dishwasher, fridge, freezer, in housing is the combination central heating gas boiler, carbon monoxide detector, USB socket points, central heating radiator.

### LANDING

With UPVC double glazed window to the rear elevation, central heating radiator, smoke alarm, isolator switch, doors leading to:

### MASTER BEDROOM

With UPVC double glazed window to the front elevation, central heating radiator, telephone point, TV aerial point, thermostat, useful over stairs storage cupboard, isolator switch, door leading to:



### EN-SUITE

With UPVC double glazed frosted glass window to the front elevation, a three-piece shower room suite comprising low level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan.

### BEDROOM TWO

With dual aspect UPVC double glazed windows to front and side elevations, central heating radiator.

### BEDROOM THREE

With UPVC double glazed window to the side elevation, central heating radiator.

### FAMILY BATHROOM

With UPVC double glazed frosted glass window to the side elevation, a three-piece bathroom suite comprising of low-level WC with continental flush, wash hand basin with tiled splashback, panelled bath unit with shower attachment and complementary tiling surrounding and low-level WC with continental flush, central heating radiator, extractor fan.



### OUTSIDE

To the rear of the property is a spacious tarmac driveway providing ample off road parking with space for two vehicles. Surrounding the property is a lawn garden with planted shrubs. A paved pathway circulates around the property, leading to the garden which is mainly laid to lawn with a bordering pathway. Enclosing the boundary is a timber fence and faces south, allowing for ample sun light.



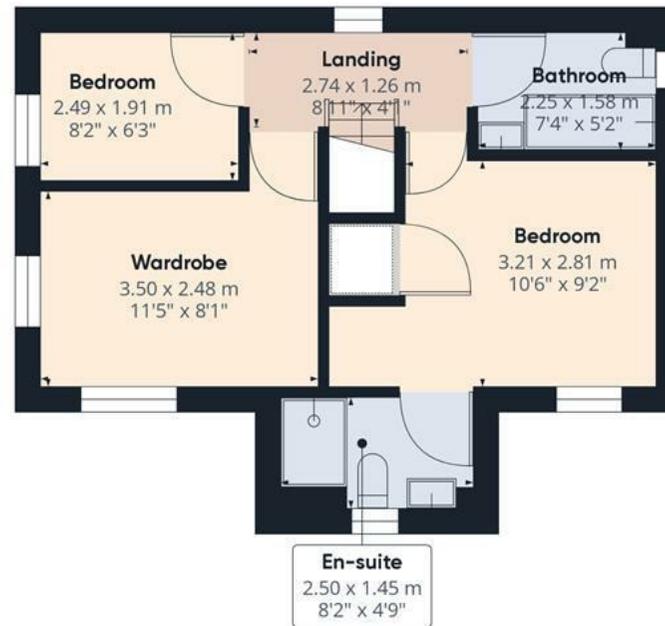




**ABODE**  
SALES & LETTINGS



Floor 0



Floor 1

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

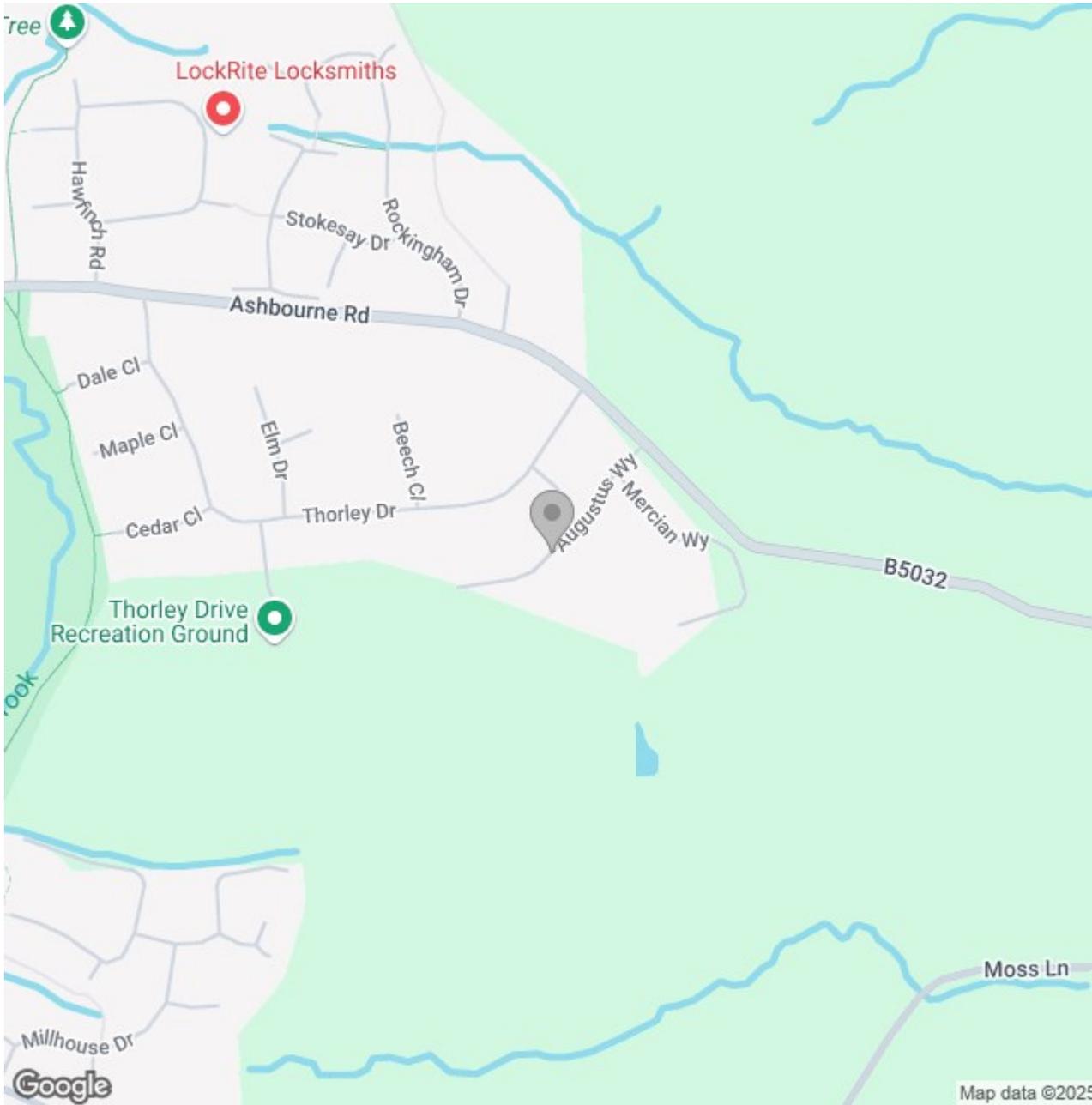
73.36 m<sup>2</sup>  
789.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	