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SALES & LETTINGS

Dovedale Close, Cheadle, ST10 2ET

£150,000

https://www.abodemidlands.co.uk

*** Double garage *** Three bedrooms ***
Generous gardens ***

This spacious three-bedroom home occupies a generous plot with attractive gardens to both the front and rear, together with the added benefit of a detached double garage.

Ideally situated, the property enjoys a convenient location within easy reach of Cheadle Town Centre, offering access to a wide range of shops, schools, and local amenities. Further benefits include uPVC double glazing and gas central heating throughout.

The well-proportioned accommodation briefly comprises;- an entrance hallway, WC/utility room, fitted kitchen, spacious lounge/dining room, and a conservatory overlooking the rear garden to the ground floor. To the first floor are three good-sized bedrooms and a family bathroom.

Offering generous living space both inside and out, this attractive home is ideally suited to first-time buyers, growing families, and those looking to downsize. Early viewing is highly recommended to fully appreciate the space, plot size, and excellent location on offer.

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Please Note

We are of the understanding that the property is of non standard construction. This should be discussed with a mortgage advisor/ lender prior to applying for a mortgage. For more information, please contact the office to discuss further.

Entrance Hallway

Entered via a uPVC double-glazed front door, this welcoming hallway features a tiled floor, decorative panelling, a central heating radiator, and stairs rising to the first floor.

WC/ Utility Room

A practical utility room fitted with a WC and wash hand basin, worktop, and space and plumbing for both a washing machine and tumble dryer. Finished with tiled flooring and tiled walls, the room also benefits from a central heating radiator and a uPVC double-glazed window to the front elevation.

Lounge Diner

A spacious and versatile lounge/diner featuring a uPVC double-glazed window to the front elevation, a gas feature fireplace, and a central heating radiator. Sliding double-glazed patio doors open into the conservatory, allowing an abundance of natural light and providing an excellent flow between the living spaces.

Kitchen

Fitted with a range of base and eye-level units complemented by contrasting worktops, the kitchen features an inset one-and-a-half bowl stainless steel sink with drainer, an integrated oven with a gas hob and extractor hood above, and a breakfast bar providing an informal dining area. Finished with tiled flooring and tiled splashbacks, the room also benefits from a uPVC double-glazed window to the rear elevation, shelving, and a door leading through to the conservatory.

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Conservatory
A bright and spacious conservatory featuring uPVC double-glazed windows to the side and rear elevations, with a uPVC double-glazed door providing access to the rear garden and a further uPVC double-glazed door leading into the kitchen. The room benefits from an electric feature fireplace, a central heating radiator, tiled flooring, and sliding patio doors opening into the living room, creating an excellent additional reception space.

Landing
Providing access to all first-floor rooms, with loft access, an airing cupboard, and a uPVC double-glazed window to the side elevation.

Bedroom
A spacious master bedroom with a uPVC double-glazed window to the rear elevation and a central heating radiator.

Bedroom
A well-proportioned double bedroom featuring a uPVC double-glazed window to the front elevation, shower with tiled surround and a central heating radiator.

Bedroom
A comfortable bedroom with a uPVC double-glazed window to the rear elevation and a central heating radiator.

Bathroom
Fitted with a three-piece suite comprising a low-level WC, wash hand basin with storage cupboards beneath, and a panelled bath with shower over and tiled surround. Additional features include tiled walls, a uPVC double-glazed window to the front elevation, and a central heating radiator.

Double Garage
Up and over doors to the front, power and lighting, window and personal door to the rear elevation.

Outside
To the front elevation, the garden is laid to patio with lawn and artificial turf, mature shrubs and hedging.
To the rear the garden is laid to patio making it an ideal entertaining space, and allowing access to the garage.

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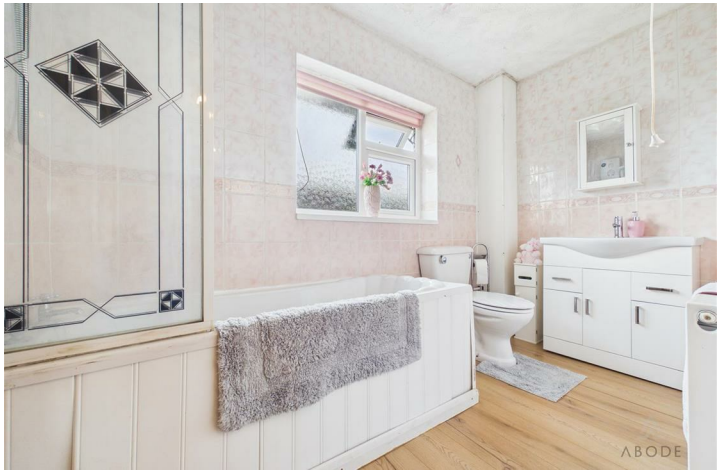
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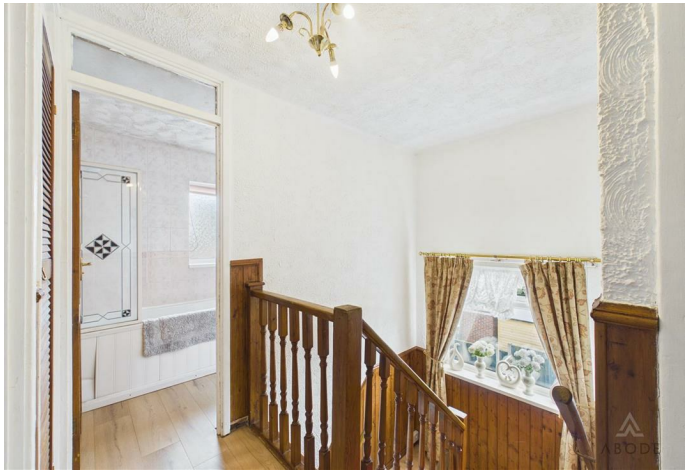
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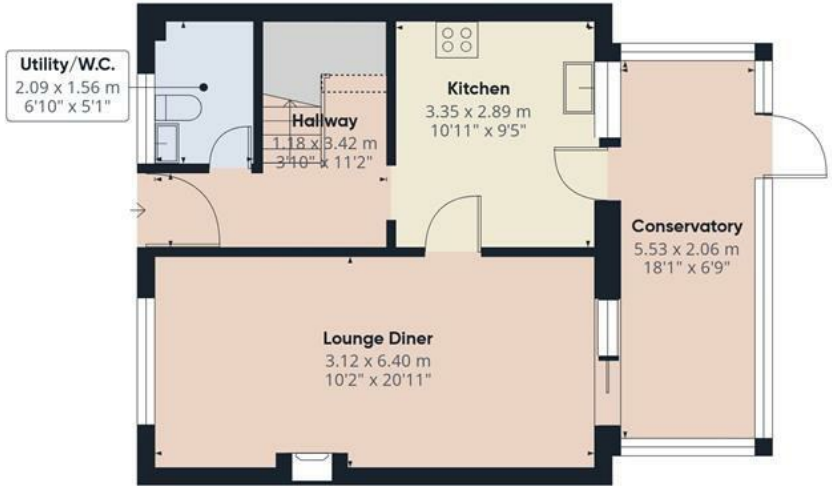
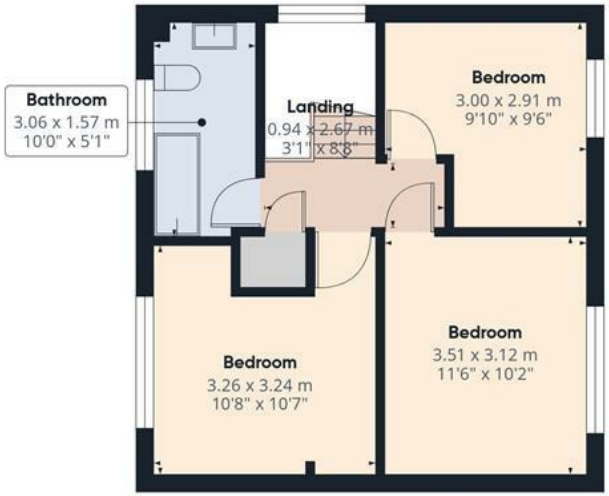


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

119.8 m²

1290 ft²

Reduced headroom

0.2 m²

2 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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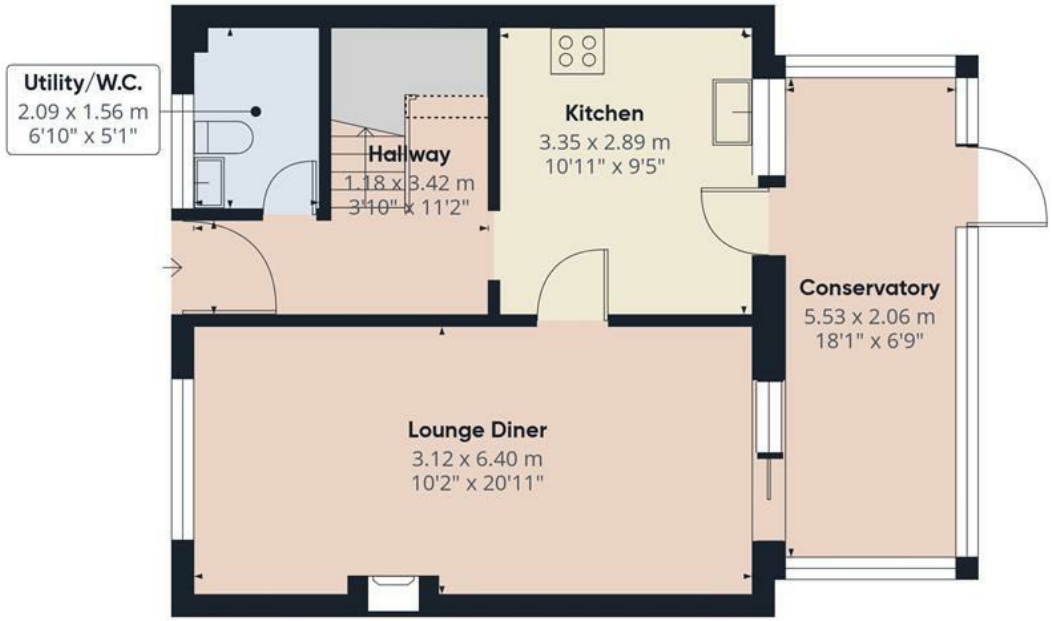
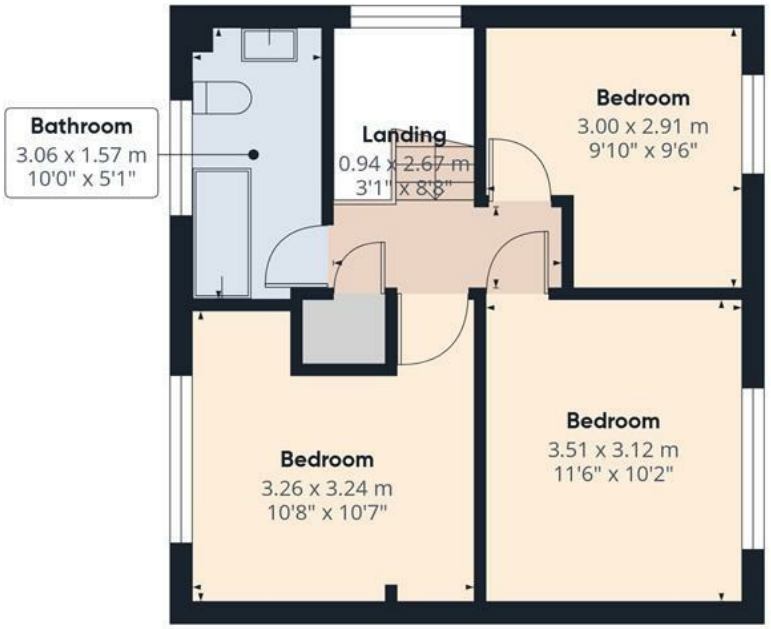


Floor 0 Building 1



Floor 1 Building 1

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Approximate total area(1)

91.3 m²

983 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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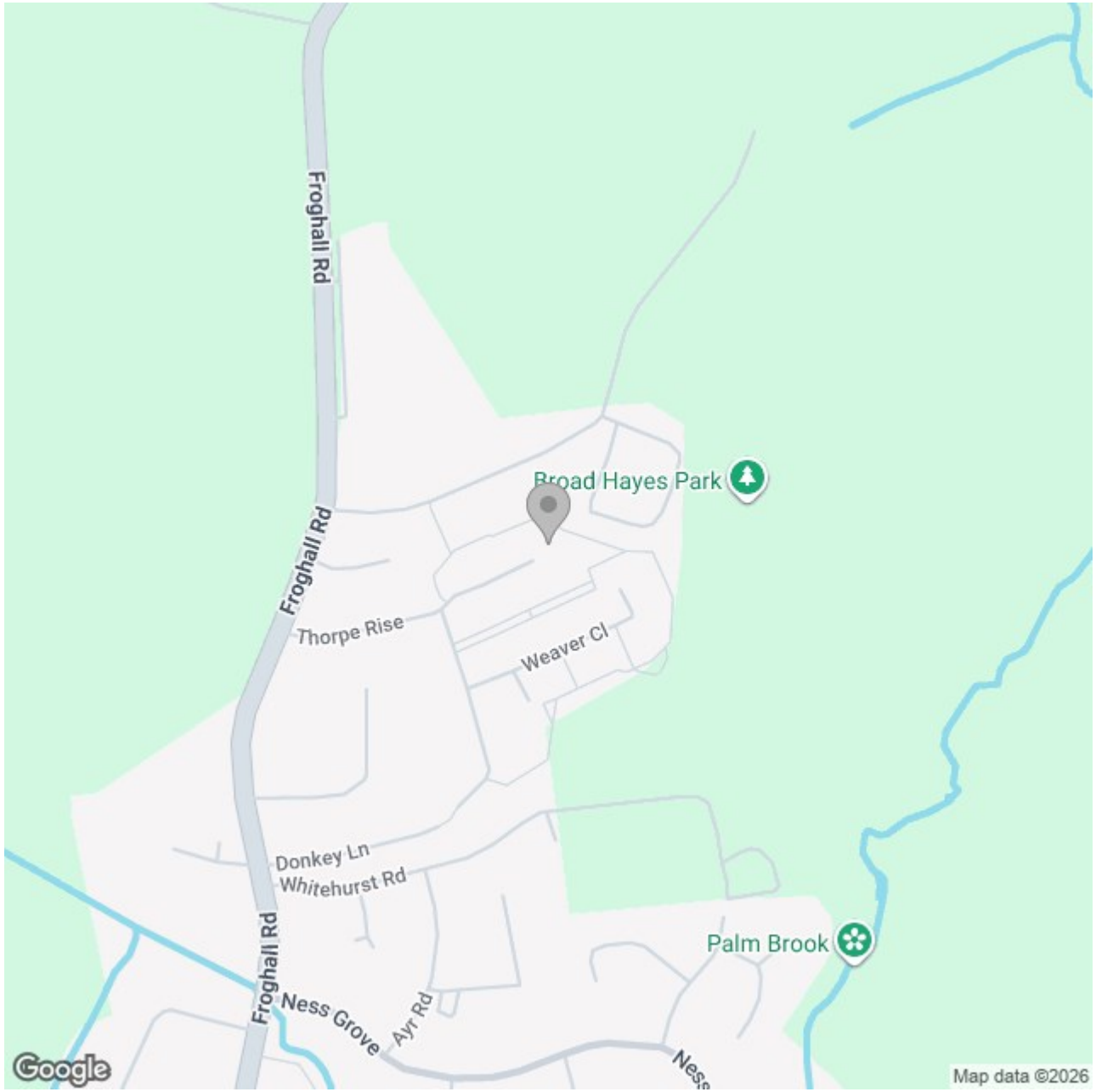

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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