



## 6 Beech Close, Cheadle

£260,000 Freehold

Three-Bedroom Home – Includes two spacious doubles with built-in wardrobes and a versatile third bedroom, perfect for an office or dressing room. • Recently fitted shaker-style kitchen with quality appliances and seamless access to the garden through patio doors. • Outdoor Entertaining Space – Generous patio area, additional seating spot at the end of the garden, and convenient garage access for extra storage. • Just a short walk to Cheadle town centre, local amenities, highly regarded schools, and scenic parks. • Ample parking space – a long private drive and a single garage for additional storage space.





Sometimes finding your dream home can feel out of reach, well that was before you walked along to Beech! Set proudly beyond a long private drive....this charming home waits for its new owners to arrive! Starting at the entrance, you'll be greeted by a porch, with a handy storage cupboard to hang your coats after your walks. A cosy living room sits at the front of the home, featuring a stylish contemporary electric fireplace and large windows that flood the space with natural light. At the heart of the home is the kitchen diner. Thoughtfully designed, it offers ample space for entertaining, with patio doors that open seamlessly onto the garden. Hosting friends and family has never been easier, as guests can flow effortlessly between the indoor and outdoor spaces. The recently fitted shaker-style kitchen has been thoughtfully equipped with quality appliances, including a double-length fridge, dishwasher, oven, and gas hob with extractor. The wall cabinetry also features lighting underneath to add a modern feel to the home. A ceramic sink perfectly positioned beneath a window offers a lovely view of the garden while you cook. Upstairs, you'll find two generous double bedrooms, each with built-in wardrobes to keep your space clutter-free. A third bedroom provides flexibility; ideal as a child's room, home office, or dressing room to add an extra touch of luxury. Relax in the bright and airy bathroom, complete with a contemporary suite, overhead shower, bathtub and hand basin. For the outdoor space, step out from the kitchen-diner onto a spacious patio, finished with sleek concrete slabs and framed by lush plants and shrubs for a touch of greenery. From here, you'll find convenient access to the garage, providing additional storage space. At the far end of the garden, a second seating area offers the perfect spot to relax with a book or enjoying evening drinks. This charming 3 bedroom home is calling your name! Located just a short walk from Cheadle town centre, you'll have easy access to local amenities, highly regarded schools, and scenic green spaces. When you're not unwinding at home, enjoy a leisurely walk to the nearby park - a fantastic spot for dog walks or weekend relaxation.



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Council Tax band: C

Tenure: Freehold

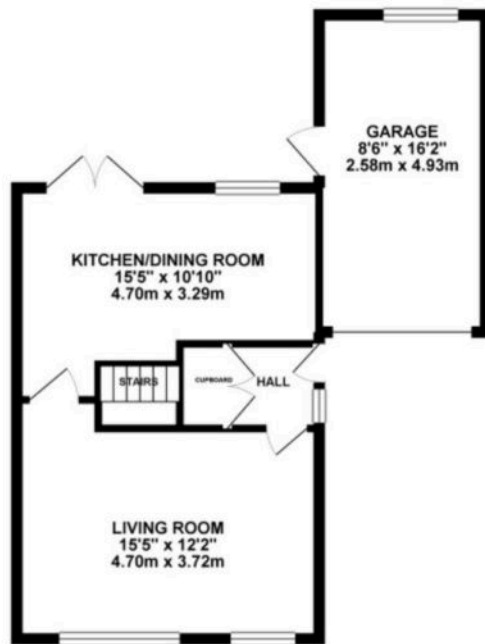
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

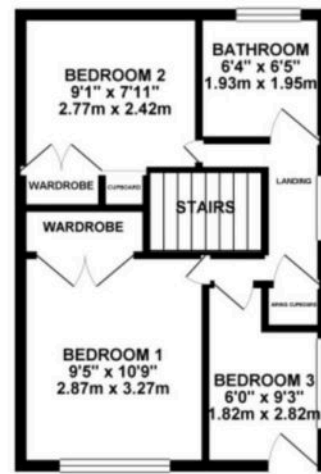




GROUND FLOOR 491.64 sq. ft.  
( 45.67 sq. m. )

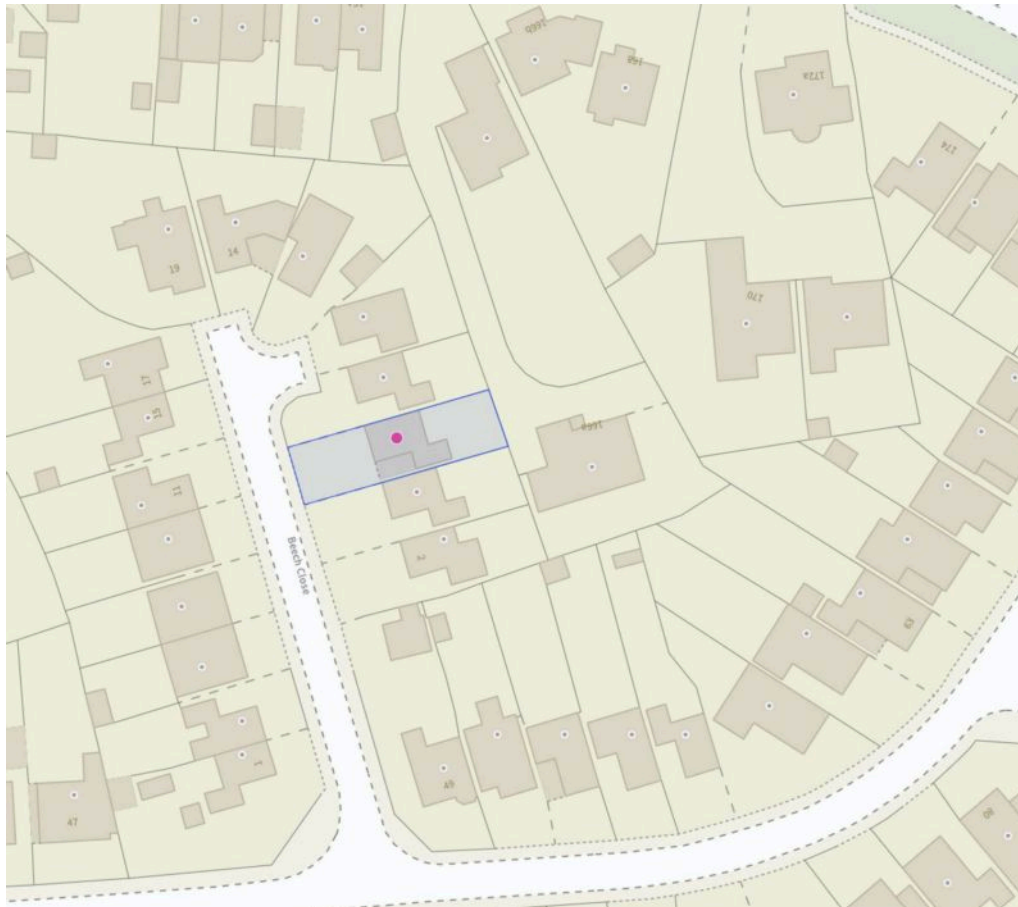


1ST FLOOR 354.51 sq. ft.  
( 32.94 sq. m. )



TOTAL FLOOR AREA : 846.15 sq. ft. ( 78.61 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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