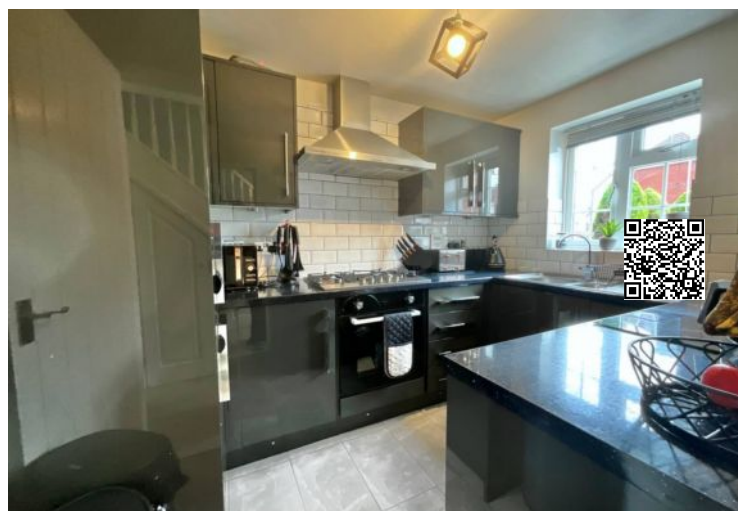




## 16 Arundel Drive, Cheadle

£215,000 Freehold

Backing onto open fields – Enjoy complete privacy and scenic views with no rear neighbours. The driveway offers off road parking for two vehicles. • Low-maintenance garden with added storage – Stylish grey tiling, gravel borders for planting, and a handy shed. • Modern kitchen with integrated appliances – Sleek grey cabinets, black-speckled worktops, and room to customise. • Two reception rooms – Flexible conservatory space – Ideal for a dining room, home office, playroom or hobby area and a large living room diner. • Located in a quiet sought after road in Cheadle, which is a fabulous hub for excellent schools, commuter links and amenities with countryside walks on your doorstep!



*Find a penny, pick it up... all day long you'll have good luck!*

This well-presented 3-bedroom home might just be your lucky charm—whether you're stepping onto the property ladder or looking to downsize to a quiet, no-hassle street. Located on Arundel Drive, this gem is ideal to settle down. With a park right on your doorstep, it's perfect for growing families. Backing onto open fields, you'll enjoy total privacy and scenic local walks. And with two parking spaces at the front, convenience comes built-in. Who needs a horseshoe when you've got a home like this? Upon entering the bright hallway with you'll find a handy WC and an under stair cupboard — giving you a clutter free space. The modern kitchen is fitted with sleek grey cabinets and black-speckled worktops. There's an integrated fridge-freezer and oven with gas hob, with space left to add your own dishwasher, washing machine, or dryer. The large living space has been fitted with new laminate flooring and also features a feature fireplace with gas fire. At the rear, a tiled conservatory offers extra living space. Currently used as a dining room, it's a flexible area that could easily become a home office or playroom — the choice is yours! Upstairs, the main bedroom is bright and roomy, with an airing/storage cupboard and a handy alcove — perfect for a wardrobe, a desk, or a little reading nook. The two rear bedrooms are carpeted and overlook the peaceful fields behind. Off the landing, you'll find a stylish, neutral bathroom with full tiling, a hand basin, and a shower over the bath. Outside, the low-maintenance garden is perfect for relaxing in the sun. Modern grey stone tiles, gravelled borders (great for adding colourful plants), and a useful shed for garden tools and other bits. Out front, there's a neat lawn with small conifers that add a pop of greenery and even more kerb appeal. So... lucky penny or not, this home might just be your next best find.



Find a penny, pick it up... all day long you'll have good luck! This well-presented 3-bedroom home might just be your lucky charm—whether you're stepping onto the property ladder or looking to downsize

Council Tax band: B

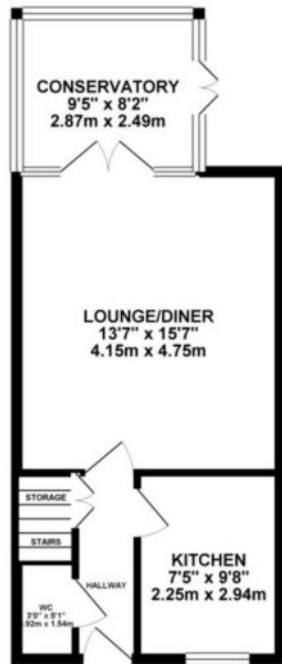
Tenure: Freehold

EPC Energy Efficiency Rating: D

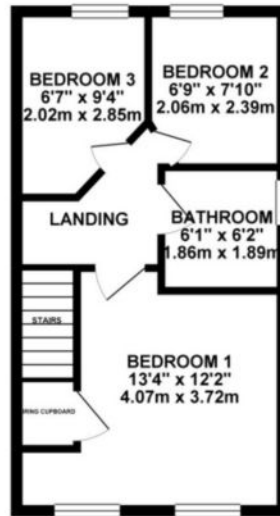
EPC Environmental Impact Rating:



GROUND FLOOR 420.50 sq. ft.  
( 39.07 sq. m. )

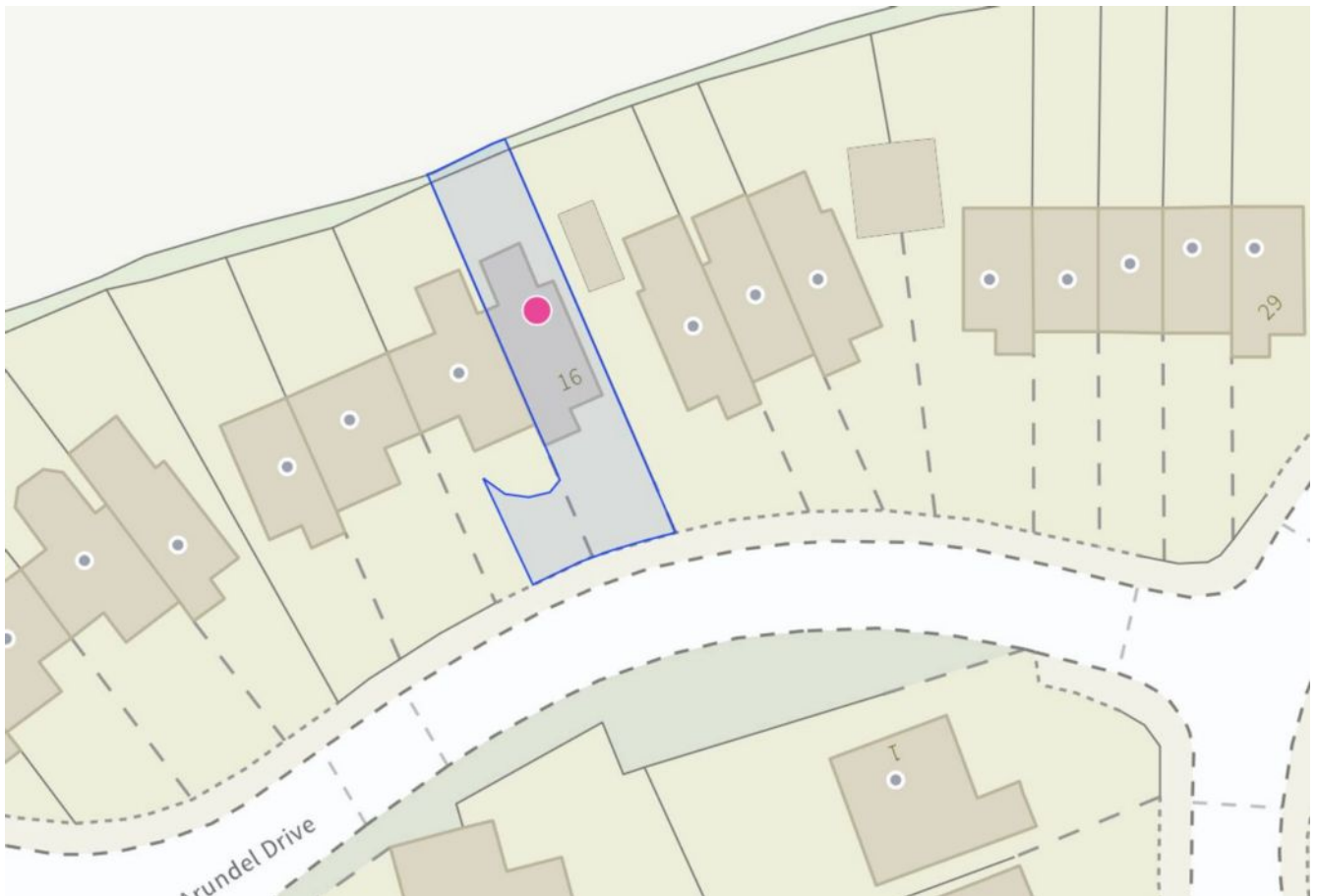


1ST FLOOR 335.17 sq. ft.  
( 31.14 sq. m. )



TOTAL FLOOR AREA: 755.67 sq. ft. ( 70.20 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any proposed purchase. The various, features and quantities shown here are not intended to be a guarantee, as to their existence or otherwise, and are for general information only.



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