



22 The Avenue, Cheadle

£250,000 Leasehold

Stunning 4 bedroom Victorian Property with 3 Storey Living, ready for your creative ideas • Private drive and separate detached garage located on Meadow Drive • Within walking distance of Cheadle Town, offering shops, cafes, eateries and all essential amenities • A fourth bedroom in the loft with potential to create an ensuite, whilst still offering further storage space • Large entrance hallway, two spacious reception rooms and a private garden with lawn, shrubbery and a shed



Raindrops on roses and whiskers on kittens... Bright copper kettles and warm woollen mittens... I have something truly special – a Victorian four-bedroom home that’s music to your ears, waiting for you to put your own stamp on it. Lofty ceilings, intricate coving, and sunlit bay window....these are a few of my favourite things! Step inside a welcoming hallway that leads you to the front reception room, where a large bay window bathes the space in light and an electric fire creates a cosy focal point. Beyond lies a second reception/dining room, complete with built-in storage and characterful alcoves. The kitchen boasts classic wooden shaker-style cupboards, an integrated fridge, oven, and induction hob. Cleverly tucked away under the stairs is a practical cupboard – perfect for keeping the hallway clutter-free. At the rear, a generous utility room houses a washer and dryer, with an extra WC and further storage. From here, step easily into the garden. Upstairs, the first floor offers three bedrooms: a bright double with built-in wardrobes, a second spacious double, and a versatile single currently set up as an office. This floor also includes a bathroom with bath, hand basin, airing cupboard, and a separate W/C. The staircase then rises to the second floor, where a large landing provides flexible space – ideal for an office, reading nook, or even the potential for an ensuite. The fourth bedroom is another generous double, complete with skylight. Additional decorated and lit storage can also be accessed from this level. Outside, the garden is a private sanctuary. Tall trees at the rear frame glimpses of the church spire, while a patio near the house makes a perfect spot for morning coffee or summer evenings with friends. A handy shed sits to the side, with low-maintenance planting adding texture and greenery. At the far end, a generous stretch of lawn offers endless possibilities – a peaceful seating area, children’s play space, or your own creative touch. Located just round the corner on Meadow Drive is a detached garage also included in the sale. With a little bit of love and some finishing touches, this charming period home will be something magical. Situated just a short stroll from Cheadle Market town, with its shops, cafés, and community spirit, and well connected to excellent local schools, it’s a home that truly has it all.



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Council Tax band: C

Tenure: Leasehold



GROUND FLOOR 739.17 sq. ft.
(68.67 sq. m.)



1ST FLOOR 459.28 sq. ft.
(42.67 sq. m.)



2ND FLOOR 335.07 sq. ft.
(31.13 sq. m.)



TOTAL FLOOR AREA : 1533.52 sq. ft. (142.47 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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