



## 9 Croxden Close, Cheadle

£240,000 Freehold

Outside, the rear garden is a real highlight: large, fully fenced, and bordered by mature shrubs, with a lush green lawn and a patio seating area perfect for outdoor enjoyment. • A big kitchen with an abundance of storage and room for a breakfast table. A hatch through to the lounge allows for easy entertaining. • Great parking with a driveway and garage. • Lots of space to relax and unwind with a large sitting room and a light and bright conservatory. • Located in Cheadle, a peaceful setting with modern conveniences just moments away. Cheadle boasts a range of supermarkets, shops, cafés, and eateries or hop on the bus to get further afield.



What a garden! And like a rose, this bungalow is simply waiting to bloom. With a little tender love and care, this delightful home holds the potential to become something truly special, the perfect place for your next chapter to flourish. Tucked away on a quiet cul-de-sac on the edge of Cheadle, this charming two-bedroom bungalow offers the best of both worlds: a peaceful setting with modern conveniences just moments away. Step through the glazed porch, kick off your shoes, and you're welcomed straight into the heart of the home, the kitchen. Here you'll find an abundance of cabinetry for all your storage needs, along with space for a breakfast table. A glazed serving hatch opens into the living room, allowing you to cook while staying connected with family or entertaining guests. The spacious living room features a gas fireplace surround for a cosy touch, while glazed doors invite natural light to flood the space. If you're craving even more sunshine, the long conservatory offers the perfect spot to relax with your favourite brew and watch the world go by. The bungalow offers a comfortable double bedroom alongside a generously sized single bedroom, ideal as a guest room, dressing room, or home office. A family bathroom with a walk-in shower completes the interior. Outside, the rear garden is a real highlight: large, fully fenced, and bordered by mature shrubs, with a lush green lawn and a patio seating area perfect for outdoor enjoyment. There's also a front lawn, adding to the home's kerb appeal. Parking is plentiful thanks to a large driveway, along with the added bonus of a garage, ideal for your car or additional storage. Located in the market town of Cheadle which boasts a range of supermarkets, shops, cafés, and eateries, and with the main bus route close by, getting out and about couldn't be easier. Could this budding opportunity be your next bloom? Book your viewing today.



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Council Tax band: C

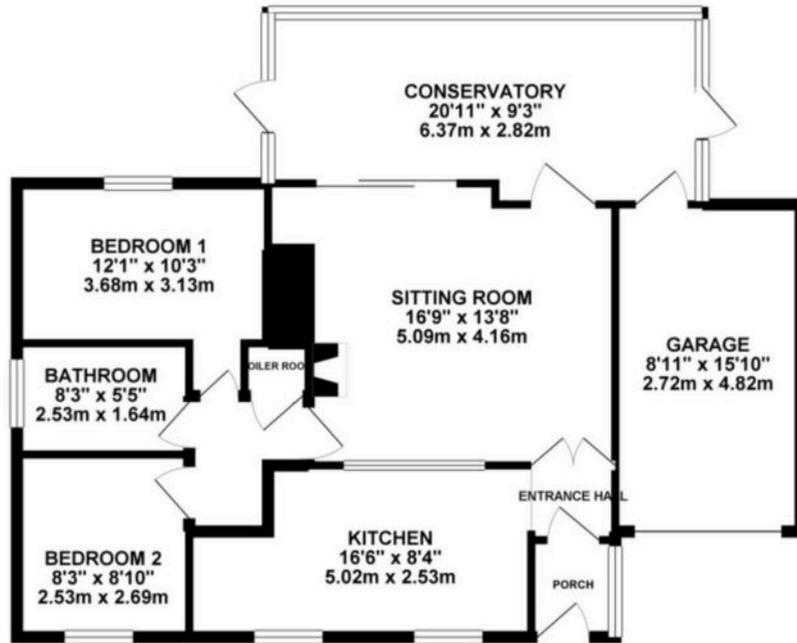
Tenure: Freehold

EPC Energy Efficiency Rating: D

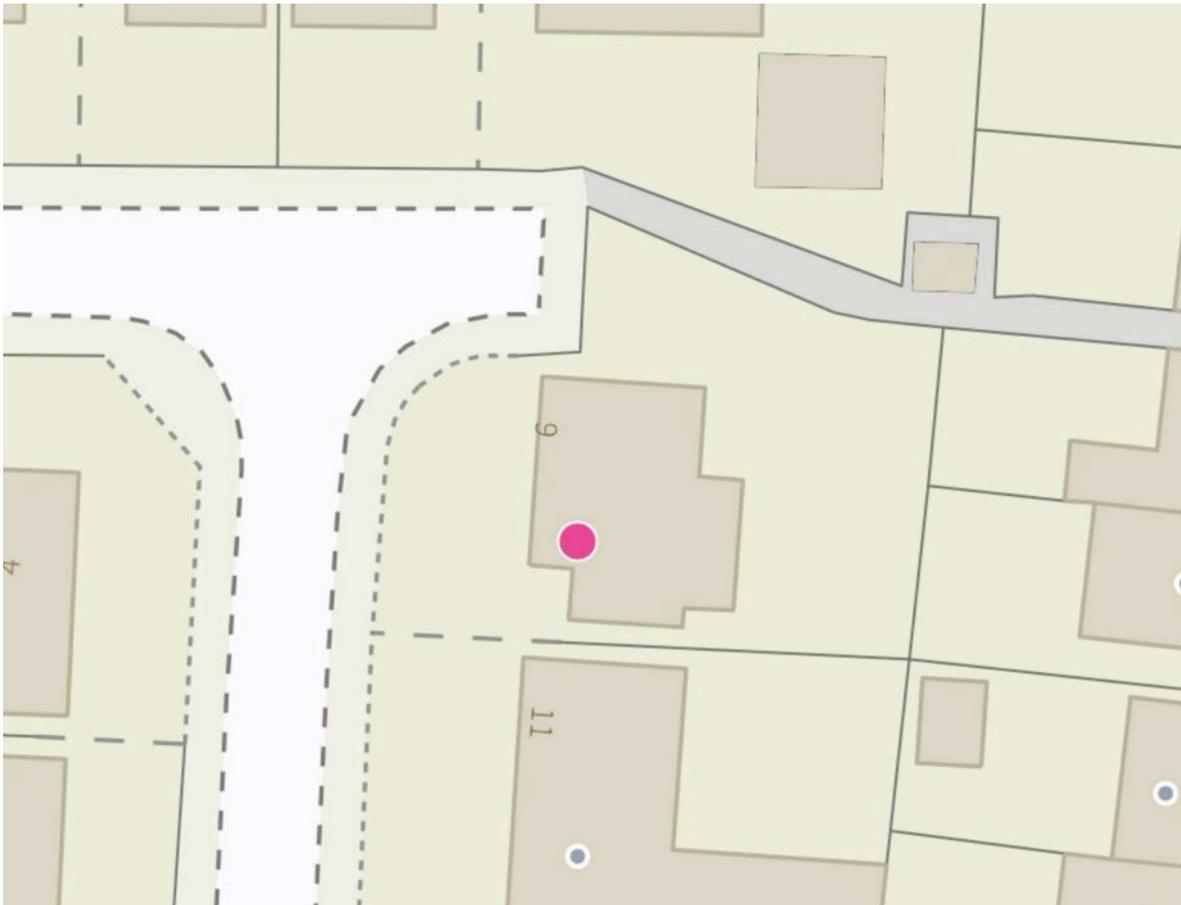
EPC Environmental Impact Rating: D



GROUND FLOOR 909.16 sq. ft.  
( 84.46 sq. m. )



TOTAL FLOOR AREA: 909.16 sq. ft. ( 84.46 sq. m. ) approx.  
While every effort has been made to ensure the accuracy of the floorplan and dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by the proposed purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
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