



## 52 The Green, Cheadle

£325,000 Freehold

Hole-in-one location! Set in the heart of the desirable market town of Cheadle, close to local amenities and green spaces. • Fairway-fresh living spaces! Bright, spacious lounge and a well-appointed kitchen overlooking the garden. • Par-perfect bedrooms! Two generous double bedrooms, one with glazed doors opening onto the garden, plus a versatile attic room. • On-course outdoor space, an impressively sized garden with lawn, decking, mature planting and a feature pond. • Clubhouse convenience, a large driveway with ample parking and a garage for storage or secure parking.



Welcome to 52 The Green, no putter required, but you'll feel instantly at home! True to its name, this charming bungalow enjoys a lush green outlook on to the garden beyond and offers far more hole-in-one than rough. Ideally located in the market town of Cheadle, where there's an abundance of modern convenience for your every need such as supermarkets, shops and eateries. Step through the front door and immediately to your left you'll find the spacious lounge. Flooded with natural light from a large front-facing window, it's an inviting space designed for relaxation. At the heart of the home sits the kitchen, fitted with an abundance of cupboard space for ample storage, complemented by crisp white worktops and a garden-facing window, the ideal setting for cooking and entertaining. The bungalow offers two generously sized double bedrooms, one of which features glazed double doors opening directly onto the garden, seamlessly blending indoor and outdoor living. A family bathroom provides the perfect spot for a long soak, while an additional shower room just off the kitchen adds extra practicality. Upstairs, an attic conversion reveals a further versatile double room, along with a boarded attic storage space, ideal for guests, a home office, or hobby room. The garden is particularly impressive in both size and character, boasting a lush lawn, paved and decked seating areas, mature shrubs, and a charming feature pond, a wonderful space to relax or entertain. To the front, a large driveway provides ample off-road parking for multiple vehicles, complemented by a garage that's perfect for storage or those frosty mornings. A delightful home that blends comfort, space, and location. 52 The Green is ready to be enjoyed. Book your viewing today.



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Council Tax band: C

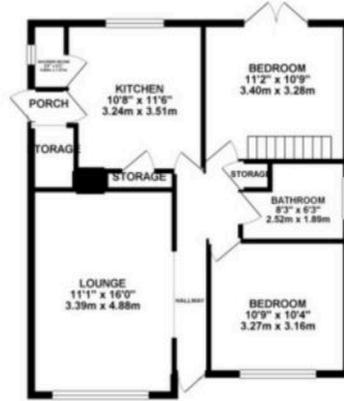
Tenure: Freehold

EPC Energy Efficiency Rating: D

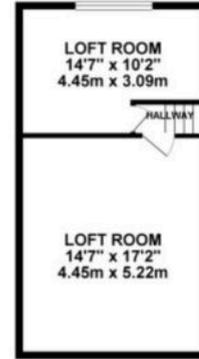
EPC Environmental Impact Rating:



GROUND FLOOR 880.02 sq. ft.  
( 81.76 sq. m. )



1ST FLOOR 398.09 sq. ft.  
( 36.98 sq. m. )



TOTAL FLOOR AREA: 1278.11 sq. ft. ( 118.74 sq. m. ) approx.

While 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 misstatement. 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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