



28 Ayr Road, Cheadle

£315,000 Freehold

Sunny-Side Social Kitchen! A cracking open-plan kitchen-diner with grey shaker cabinets and sleek white worktops, perfect for cooking up family favourites. • Egg-stra Spacious Bedrooms! Four generous double bedrooms, including a master suite with its own en-suite shower room. • Cosy Nesting Lounge. A bright and inviting living room with a large window, ideal for relaxing evenings and family time. • Garden Ready to Hatch Memories! A generous fenced garden with lawn and patio, perfect for BBQs and outdoor fun. • Plenty of Room in the Coop! Brick-paved driveway for parking plus an integral garage offering extra storage or workspace.



"How do you like your eggs in the morning?" I like mine sunny-side up with a side of family time. At Ayr Road your family time is well catered for, both functionally and with style. Welcomed into the entrance hall, on your right is the lounge. A large window bounces the light off the walls; whether it's cosy nights in or games with the children, it's cosy and inviting. Then you have the main event, a large and open kitchen-diner. Grey shaker-style cabinets and a sleek white worktop finish the look. Whip up those family favourites whilst the rest of the family trim the large dining table with views of the garden, inviting the outdoors in. Downstairs is complete with a guest WC. Upstairs the property boasts four bedrooms, all doubles in size. The master of which has an en suite shower room. A family bathroom serves the home with a shower-over-bath duo. To the rear is a generous fenced garden, a mixture of lush green lawn and patio, a perfect spot for a BBQ on those pending warmer evenings. For parking you have a paved brick driveway, and for extra space or storage an integral garage for that bit more room. All this is neatly packaged in the heart of Cheadle, where we have some great schools in abundance for your little chicks, and transport links are fab. For modern convenience you have a choice of supermarkets, shops and eateries, and for that bit extra entertainment attractions like Alton Towers and Peak Wildlife are just a stone's throw away. Think this home could be a cracking fit for your family? Book your viewing today!



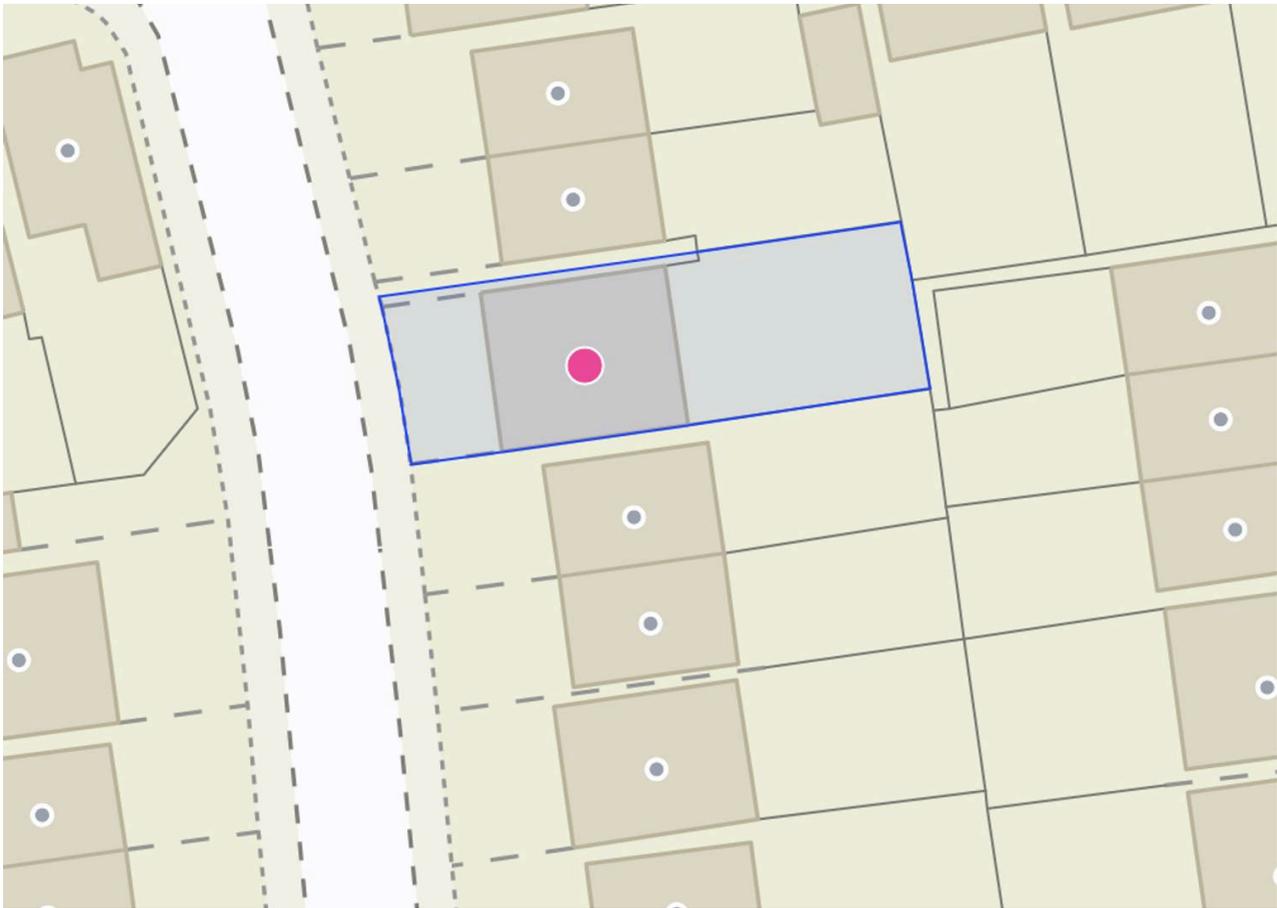
“How do you like your eggs in the morning?” I like mine sunny-side up with a side of family time.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

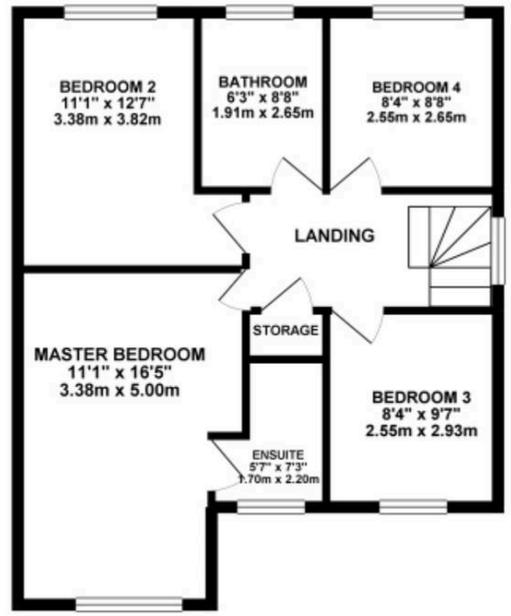
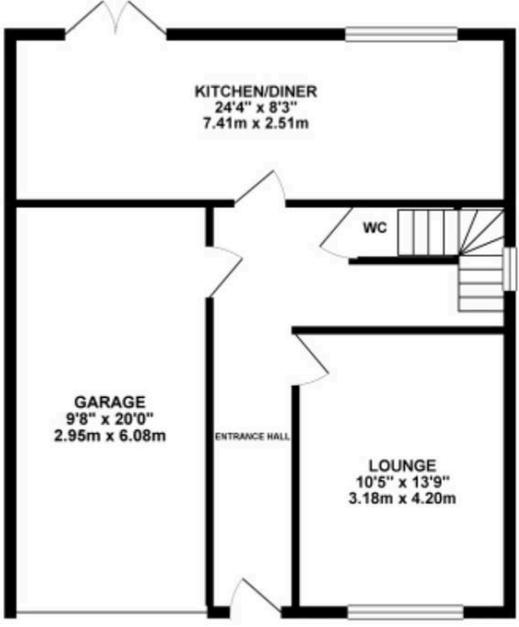
EPC Environmental Impact Rating: B





BASEMENT 685.65 sq. ft.
(63.70 sq. m.)

GROUND FLOOR 609.40 sq. ft.
(56.61 sq. m.)



TOTAL FLOOR AREA : 1295.05 sq. ft. (120.31 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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