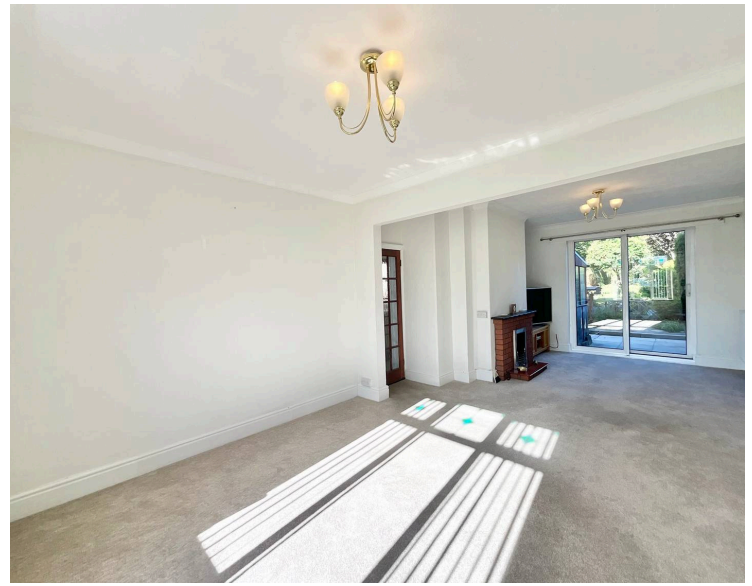




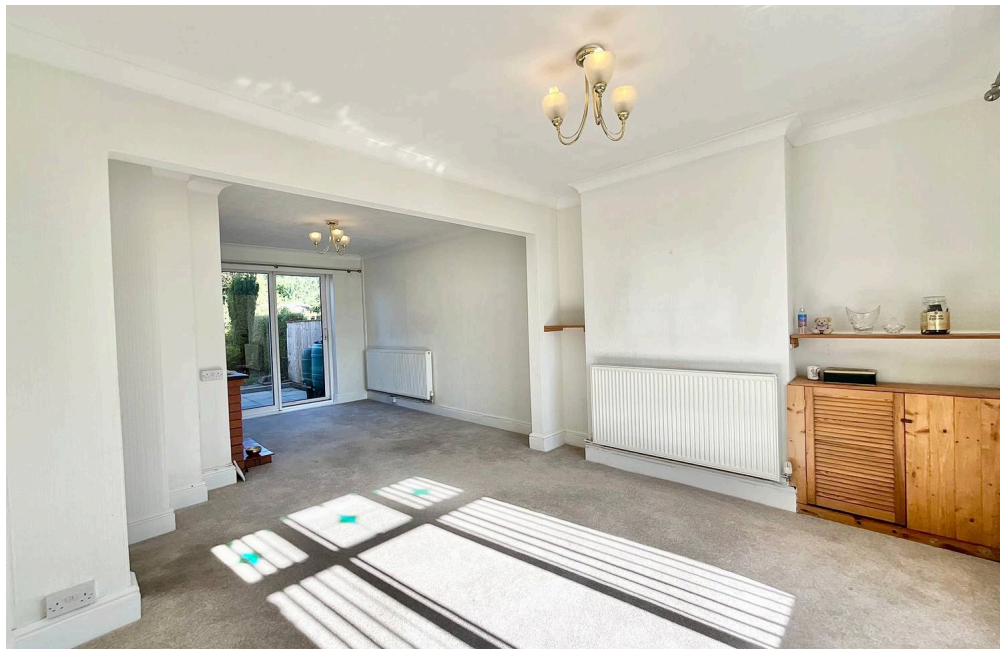
12 The Avenue, Cheadle

£250,000 Leasehold

A fabulous semi-detached home comprising three generous bedrooms, including two doubles and a versatile single. • Long, spacious garden with patio, lawn and established hedgerows. • Bright, full length living dining room with dual aspect windows and patio doors. • Driveway parking for multiple vehicles. • Brilliant location close to schools, Cheadle town centre and local amenities.



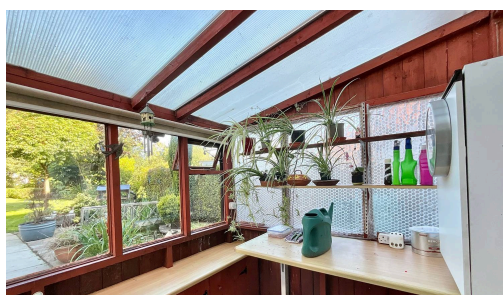
A.B.C, it's as easy as 1, 2, 3! If location, space, parking and a generous garden are all on your house hunting checklist, then this three bedroom semi-detached home in Cheadle could be the one to put on repeat. Let's start with location. Schools are just a stone's throw away and Cheadle town centre is also close by, making this a particularly handy spot for family life. Add in excellent transport links, local amenities and plenty to explore in the Staffordshire Moorlands and you have a home with convenience at its heart. Step inside and to your left the living room certainly makes an impression. Stretching the full length of the property, this dual aspect room is light and bright, with glazed sliding patio doors opening straight onto the garden and ample space for both living and dining. There is also a gas fire set within a brick fireplace, creating a cosy focal point for relaxing evenings. The kitchen is finished with cream cabinets and a wood effect worktop, offering a warm and practical space for everyday cooking. Then comes the lean-to utility. Glazed and overlooking the garden, it provides that all important extra storage and utility space, as well as housing a handy guest WC. Upstairs, there are three bedrooms. Two are comfortable doubles, while the generous single bedroom offers plenty of flexibility and could easily work as a child's bedroom, home office or hobby room. The family shower room is fitted with a walk in shower, keeping things practical and straightforward. Outside, the garden is where this home really comes into its own. Long and spacious, there is a lawn, patio seating area and established fluffy hedgerows, creating plenty of room for children, pets, entertaining or simply enjoying a bit of peace and quiet. There is also a driveway with room for multiple vehicles, which is always a welcome addition. So, whether your A.B.C stands for Accessibility, Brilliant garden and Convenient parking, this Cheadle home certainly has plenty going for it. A.B.C, easy as 1, 2, 3!



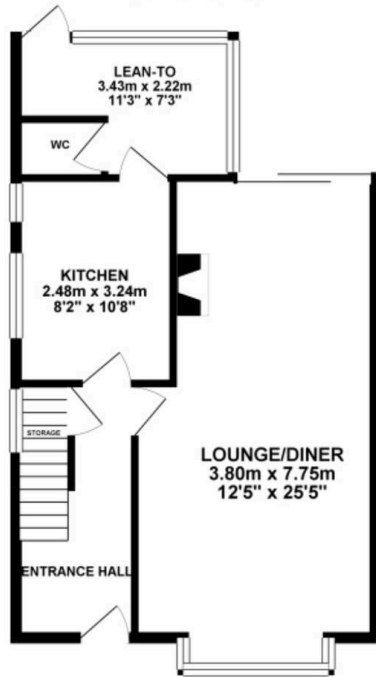
A.B.C, it's as easy as 1, 2, 3! If location, space, parking and a generous garden are all on your house hunting checklist, then this three bedroom semi-detached home in Cheadle could be the one.

Council Tax band: B

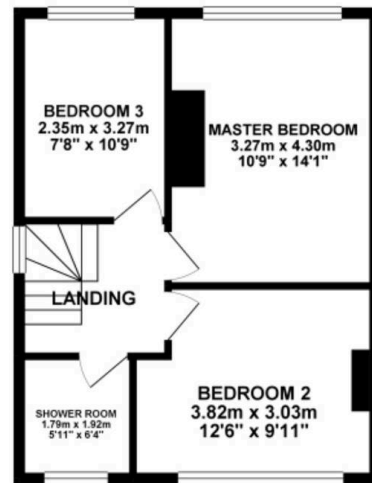
Tenure: Leasehold



GROUND FLOOR 49.84 sq. m.
(536.51 sq. ft.)

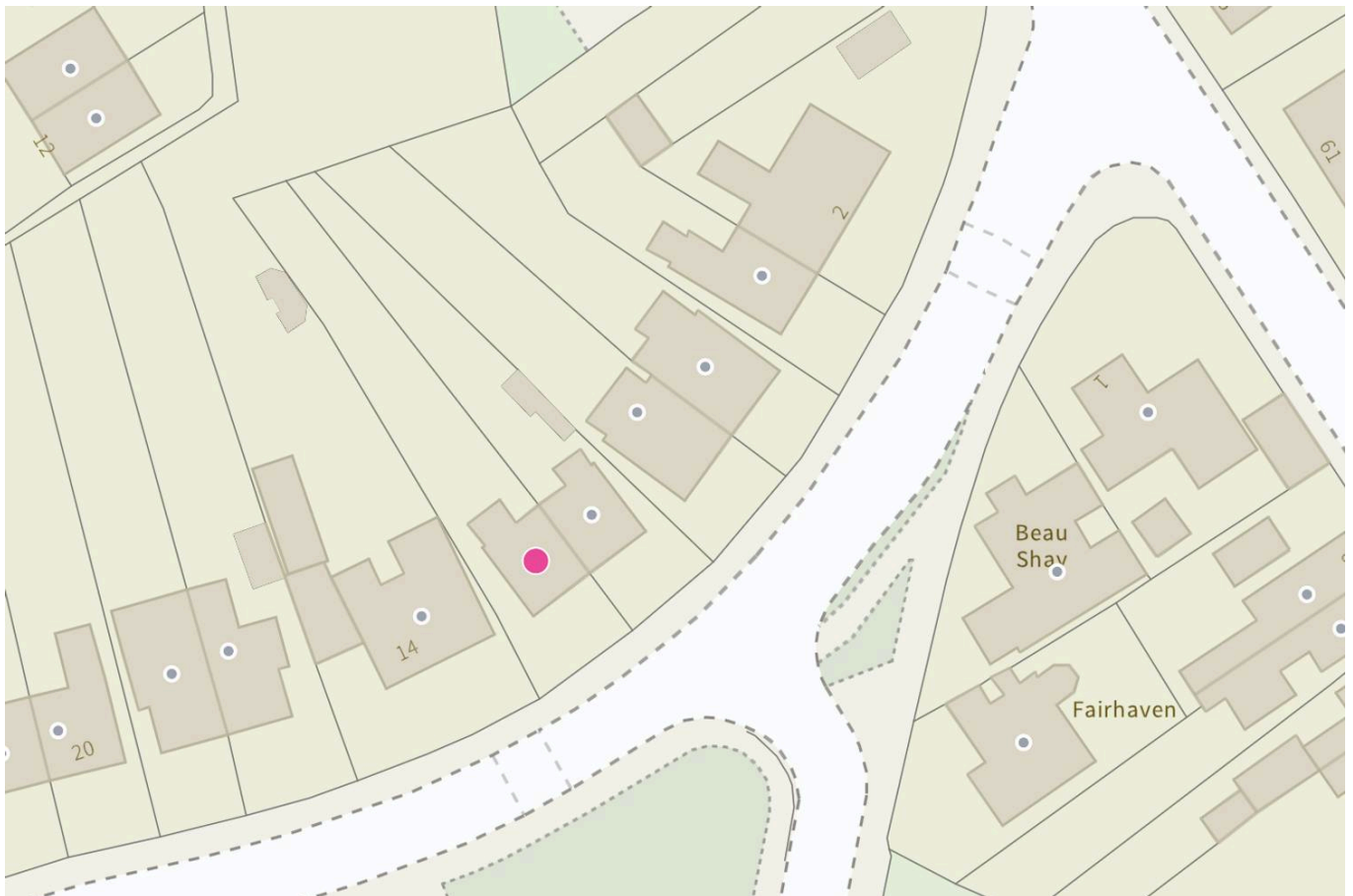


1ST FLOOR 41.17 sq. m.
(443.10 sq. ft.)



TOTAL FLOOR AREA : 91.01 sq. m. (979.61 sq. ft.) 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 guidance 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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