ABODE
SALES & LETTINGS

The Rindle, Cheadle, ST10 1PS

**£115,000**



https://www.abodemidlands.co.uk







This spacious end-terraced home offers well-proportioned accommodation across two floors and presents an excellent opportunity for purchasers looking to modernise and create a home tailored to their own tastes and requirements.

Externally, the property benefits from a low-maintenance enclosed rear garden, predominantly laid to patio, providing an ideal space for outdoor dining and entertaining. A range of useful outbuildings offers excellent storage, with one housing a WC.

Conveniently positioned on the outskirts of town, the property enjoys easy access to a wide range of shops, schools and everyday amenities, making it well suited to a variety of buyers.

The accommodation briefly comprises;- a living room, kitchen and dining room to the ground floor. To the first floor, there is a generous double bedroom and a bathroom fitted with a bath and wash hand basin, with the separate WC located in an outbuilding.

Offering fantastic scope for improvement, the property also presents the potential to be reconfigured into a two-bedroom home, subject to the necessary consents and approvals. Whether you're a first-time buyer, investor or someone looking for a renovation project, this property offers plenty of potential. Early viewing is highly recommended.

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## Living Room
Wooden single-glazed windows to the front and side elevations, entrance door to the front, central heating radiator, and a feature fireplace.

## Kitchen
Fitted with a range of base and eye-level units complemented by wooden worktops and incorporating a ceramic sink. Wooden single-glazed window to the rear elevation and tiled flooring. Integrated oven, grill and hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer. Understairs storage cupboard and stairs leading to the first floor.

## Dining Room
Wooden single-glazed windows to the side and rear elevations, door providing access to the rear garden, central heating radiator, and a feature fireplace.

## Landing
Loft access.

## Bedroom
Wooden single-glazed window to the front elevation, central heating radiator, and built-in wardrobes.

## Bathroom
Fitted with a bath and wash hand basin, central heating radiator, and a wooden single-glazed window to the rear elevation.

## Outside
The enclosed rear garden has been designed for low-maintenance living, featuring an attractive patio area ideal for relaxing or outdoor entertaining, complemented by mature planted borders. A pergola provides a delightful seating area, while a selection of outbuildings offers excellent storage. One of the outbuildings also benefits from a WC, adding further practicality to the outdoor space.




## Please Note
The WC is located within a detached outbuilding rather than inside the main dwelling. As this may affect mortgage lending criteria with some lenders, prospective purchasers are advised to consult their mortgage provider or financial adviser prior to incurring any costs to ensure a suitable lender is able to accommodate this arrangement.





















## AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

## PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

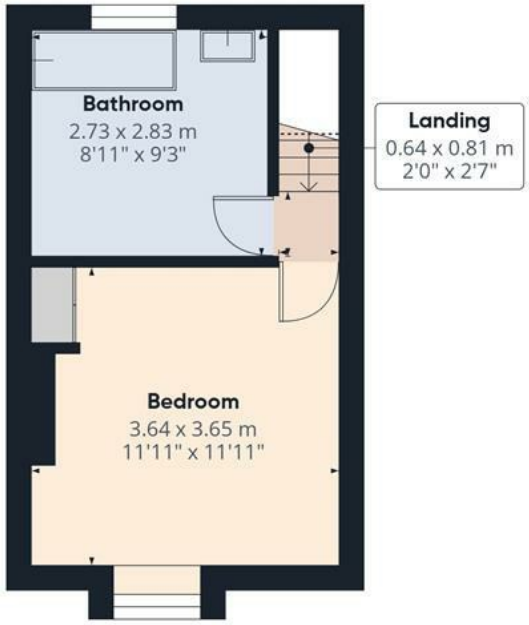
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.




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Floor 0




Floor 1




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**Approximate total area**(1)

55.4 m²

595 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |



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