



Stockport Road, Cheadle, Greater Manchester, SK8

£225,000

TWO BED TERRACED WITH LOFT CONVERTED IN CHEADLE | Freehold

Lancashire properties are delighted to present this TWO BED TERRACED property for sale in a quiet, yet demanding residential area of Cheadle, SK8. Excellently situated with the following benefits:

- Short walking distance to Cheadle Village with access to local cafes/takeaways.
- Close to all local amenities which includes Tesco Extra, Morrisons, B&M Store etc.
- Centrally located with easy access to local schools surrounding the property such as Meadowbank Primary School, Cheadle Heath Primary School, Ladybridge Primary School as well as many others.
- Less then a minute driving distance to the M60 motorway.
- Walking distance to the highly rated Abney Hey Park.

Briefly comprising of a large Reception/Dining Room and Kitchen on the ground floor, whereas two good sized bedrooms and a family bathroom are on the first floor. Additionally there is a converted loft with pull ladder and sky window ideal for storage / office space. Ideally suited for a small family looking to reside in a property centrally located to all amenities, schools and local green spaces.

A beautiful, modern property. Kitchen units comprising of wall & base units incorporating a bowl sink with drainer & mixer tap alongside a gas HOB with extractor hood and electric oven. Bathroom includes a WC, Wash Basin and a shower cubicle fitted with shower mixer. Laminate flooring on the ground floor, with tiled kitchen, whereas the bedrooms are carpeted. Modern decor throughout. Externally, there is a decent size rear garden to enjoy the sunny summers.

Dimensions:

Ground Floor -

Lounge/Kitchen (13' 4" X 22' 1")

Double glazed window to the front and rear aspect. Laminate floor. Ceiling light point. Electric points. Heating radiator. Stairs to first floor. Kitchen comprises of wall & base units with worktop incorporating a bowl sink with mixer tap. Access to the rear garden.

First Floor -

Bedroom 1 (13' 4" X 11' 9")

Double glazed window to the front aspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Bedroom 2 (7' 5" X 8' 11")

Double glazed window to the rear aspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Bathroom (5' 3" X 6' 3")

Double glazed window to the rear aspect. Ceiling light point. WC. Wash basin. Shower unit.

Loft (9' 9" X 11' 8")

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description and measurements of the property, however no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

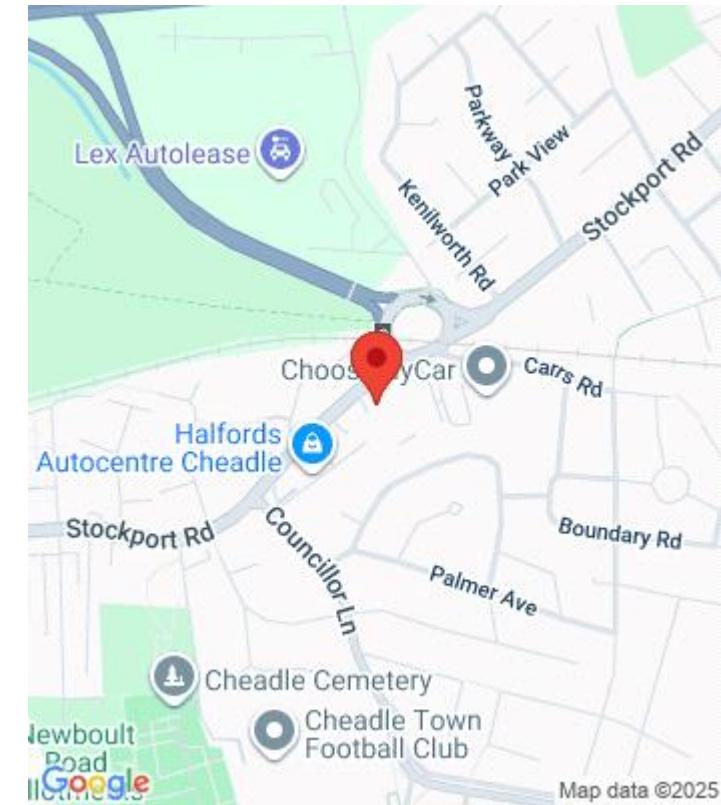
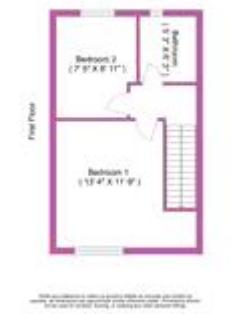
While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Stockport Council)

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.