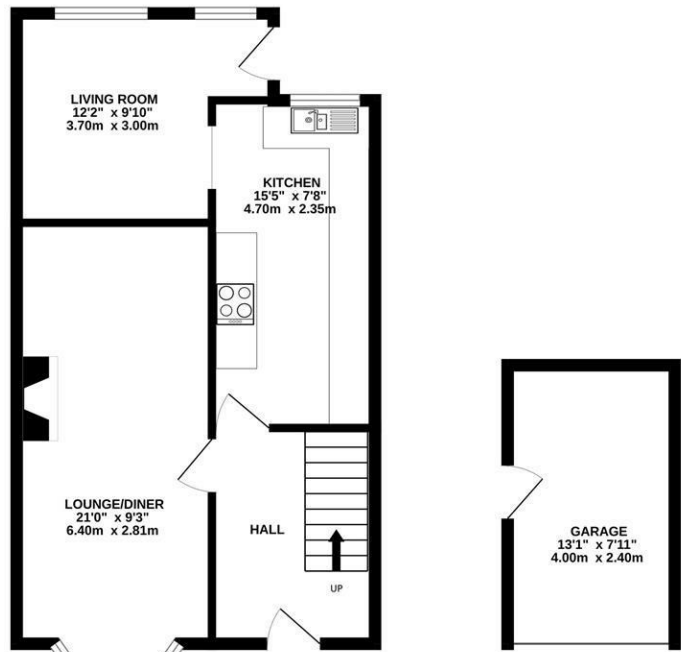
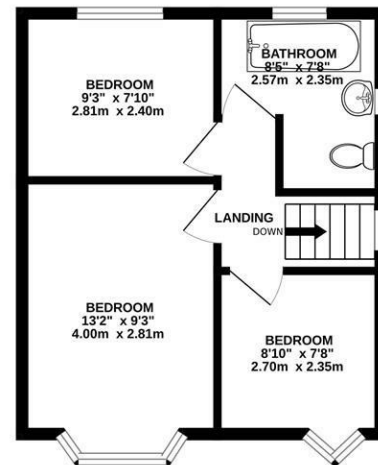


GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Aber Road |

Asking Price £325,000



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SALES & LETTINGS

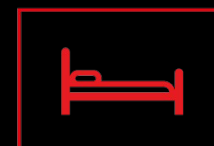
Bedrooms 3

Bath 1

Reception 2

Off-Road Parking

Area 927 sqft



- South-Facing Garden
- Detached Garage
- Modern Bathroom
- Great Location
- Spacious Bedrooms
- Off-Road Parking
- Spacious Kitchen

Hibbert Homes are pleased to present to the market this attractive semi-detached property, situated within the heart of Cheadle Heath, and finding itself on the doorstep of Cheadle Hulme village, benefiting further from being nearby to great primary and secondary schools such as Cheadle Heath Primary School and Stockport Academy.

Downstairs, the property presents a brilliant lounge/diner area, offering plenty of room, whilst also featuring a large bay window, illuminating this impressive space. A modernised kitchen, with sleek worktops and in-built appliances acts as an excellent attribute to this property, and shares its space with a pleasant living area at the rear of the property completing the sizable downstairs.

Heading upstairs, you will find three well-appointed bedrooms, providing comfort and privacy, perfect for any family. The main bathroom for this property features a large bath with shower attachment. The loft to this property accommodates plenty of room, suitable for all storage purposes.

A beautifully private garden space is equipped to this property, and benefits greatly from being south-facing, acting as a great sun trap all hours of the day. A spacious detached garage is included to this property also, perfect for storage purposes.

Viewings are highly recommended for this property to truly appreciate all that it has to offer, so please contact Hibbert Homes on 0161 480 0099 enquiries@hibberthomes.com to get a viewing booked in.

