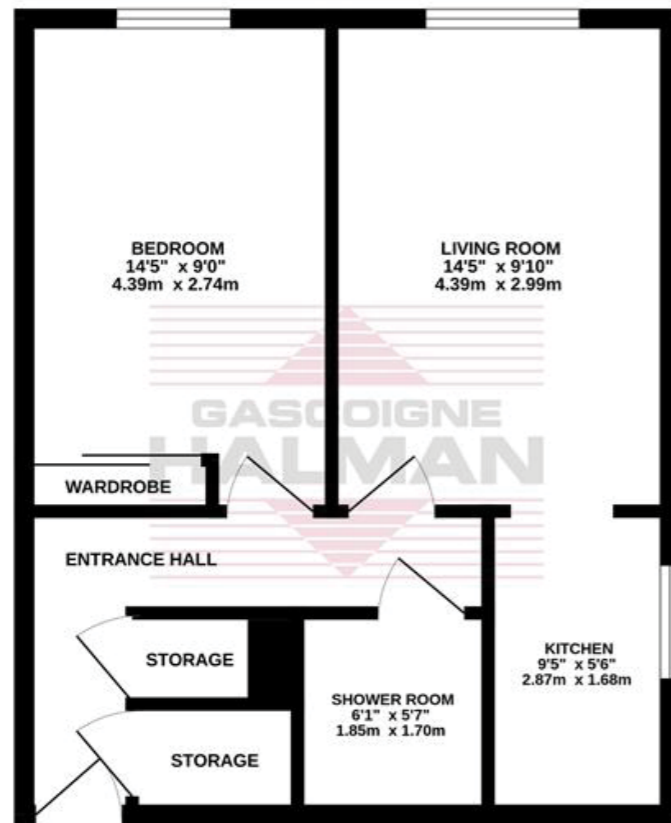


24 PATTERDALE
 Boundary Court, Gatley Road
 Cheadle
£75,000

FIRST FLOOR
 431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 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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THE AREAS LEADING ESTATE AGENCY

A lovingly maintained and spacious **FIRST FLOOR** over 65's apartment, with an **EXCLUSIVE POSITION TO THE REAR OF THE BUILDING**, enjoying enviable **VIEWS OVER THE CRICKET FIELD AND GARDENS**, with a refitted wet-room, whilst offering a convenient setting close to Cheadle, Gatley, transport links and local amenities.

Cheadle
 91, High Street, CHEADLE SK8 1AA
 0161 428 1118 cheadle@gascoignehalman.co.uk

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GASCOIGNE HALMAN

- A Lovingly Maintained And Spacious First Floor Over 65's Apartment
- Enjoying Pleasant Views Over The Local Cricket Club And Communal Gardens
- Conveniently Located Close To Cheadle Village, Transport Links and Useful Amenities

- Set Within The Popular And Tucked Away 'Patterdale' Building Of Boundary Court
- Benefiting From A Lift To All Floors
- Large Bedroom With Fitted Wardrobes
- Boasting A Refitted Wet-Room Style Shower Room
- Enveloping And Mature Communal Gardens

£75,000

24 PATERDALE

Boundary Court, Gatley Road, Cheadle



DESCRIPTION

Occupying a tucked away setting within the ever popular 'Patterdale', forming part of the sought-after Boundary Court over 65's retirement development, a rare opportunity to purchase a lovingly maintained and spacious one bedroom apartment, being ideally positioned close to Cheadle Village, useful transport links and local amenities. The well maintained accommodation, set on the first floor, begins with a welcoming entrance hall with useful storage cupboard and separate boiler cupboard, there is a well sized living/dining room with idyllic 'green' views over the communal gardens and local cricket

club, opening to separate fitted kitchen, a generous double bedroom enjoys useful fitted wardrobes and again benefits from charming views to the rear, and there is a modern refitted wet-room style shower room. Externally the development is privately set back from the main road, enjoying enveloping mature communal gardens and off-road parking. Boundary Court benefits from the following: - Secure door entry system - 24/7 Access to Carecall - On-site Manager - Parking for residents and visitors - Lift access to all floors - Pleasant Communal Lounge and Well Maintained Gardens - Regular Social Events - Onsite Laundry Facilities

LOCATION

Cheadle offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal Shopping Centre is close by together with access to the A34 by-pass which leads to Handforth Dean and Stanley Green Retail Park. Motorway connections to the M60 are available at both ends of the village, Manchester International Airport is easily accessible, whilst railway stations are situated at nearby Gatley and Cheadle Hulme.

DIRECTIONS
SK8 1BA

TENURE

Leasehold with an original term of 99 years beginning 25/12/1983, and a monthly service charge of £312.96.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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