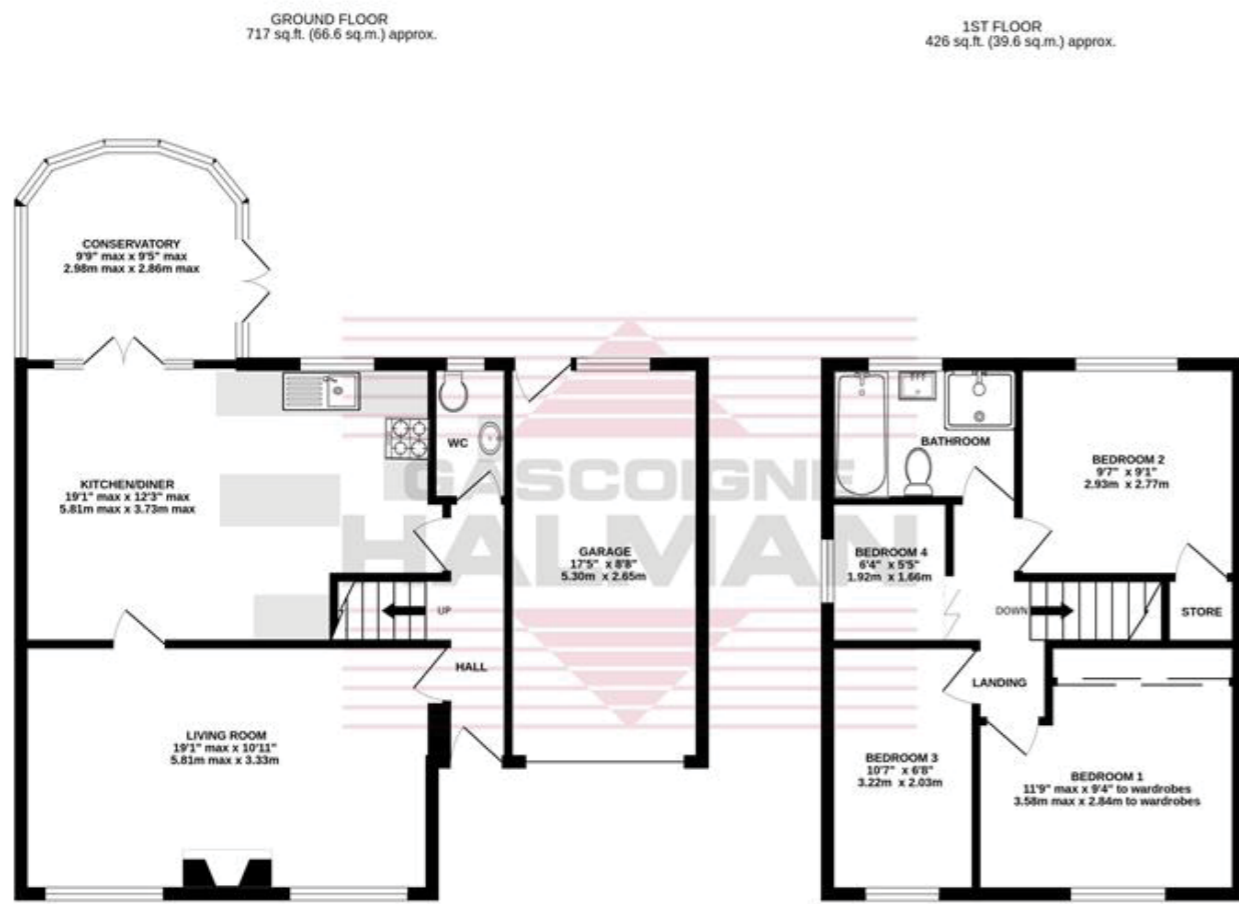


2 MEDINA CLOSE
 Cheadle Hulme
OFFERS OVER
£450,000



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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.
 Made with Metropix 62024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



A superbly presented FOUR bedroom DETACHED family home situated within a CUL-DE-SAC in the popular residential area of Cheadle Hulme. The property features a recently upgraded, kitchen-diner & bathroom, a spacious living room, conservatory, useful downstairs WC & a large garage/utility area. The property has a double driveway & a lovely SOUTH WEST FACING garden.

GASCOIGNE HALMAN

- Four bedroom detached
- Modern, open plan kitchen diner
- Modern four piece bathroom

- Useful garage/utility area
- Cul-de-sac positioning
- South west facing rear garden

**OFFERS OVER
£450,000**

2 MEDINA CLOSE

Cheadle Hulme



DESCRIPTION

A superbly presented four bedroom detached home situated in a popular residential location & featuring a useful garage & a desirable plot size that offers scope for future extensions. The property is positioned within a cul de sac and would be an ideal acquisition for a family looking to take advantage of the areas amenities and excellent local schools. An internal inspection will reveal: A welcoming entrance hall, a modern downstairs WC, a spacious living room with feature fireplace & paneled walls, a sociable, recently upgraded kitchen-diner with quality units and matching island & a lovely conservatory to the rear.

The first floor offers a remodeled four piece bathroom suite and four bedrooms. Other features include a south-west facing lawned garden & patio area, double driveway and a useful garage/utility area with useful additional loft space. There is annual service charge of £270 which not only contributes to the maintenance of the area but also includes use of the Ladybridge Park Residents Sports & Social club at the end of the cul-de-sac. Viewings come highly recommended.

LOCATION

Cheadle Hulme 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 in close proximity, Manchester International Airport is easily accessible, whilst railway stations are situated at nearby in Cheadle Hulme Village.

DIRECTIONS
SK85SA

TENURE

Freehold
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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