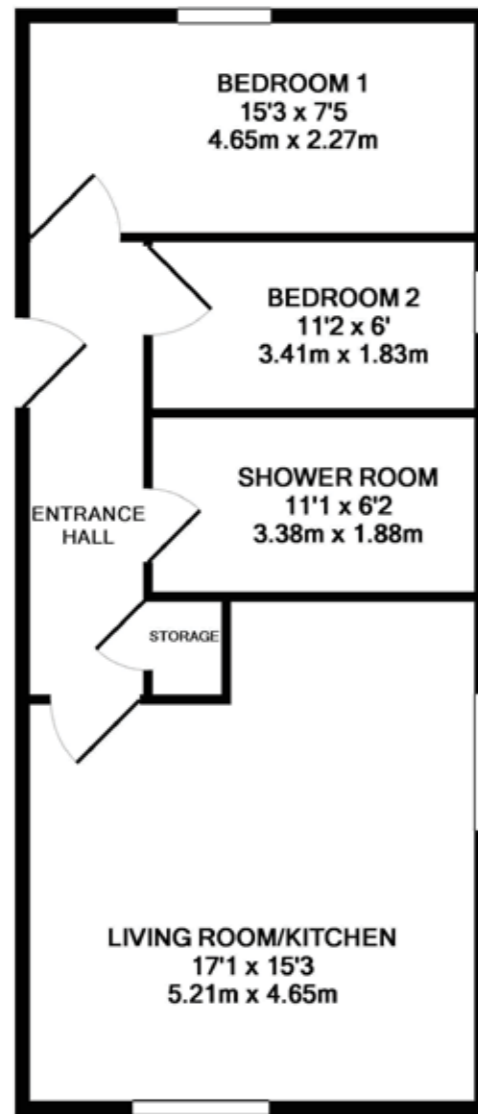
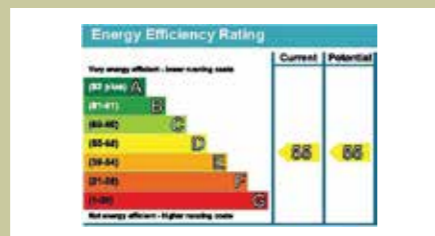


**FLAT 48 CHEADLE HOUSE, MARY STREET**  
 Cheadle  
**PRICE £215,000**



TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**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



**GASCOIGNE HALMAN**

Ideally **LOCATED IN THE HEART** of Cheadle village, an impressive **TWO BEDROOM** second floor apartment situated in the revered 'Cheadle House' which is a sympathetic restoration and refurbishment of a traditional Victorian residence, boasting an abundance of **CHARMING ORIGINAL FEATURES**.



- Outstanding Second Floor Apartment With Far Reaching Views
- Impressive Open Plan Living/Dining/Kitchen
- Stylish Kitchen With Integrated Appliances
- Finished to a High Standard Throughout
- Boasting Two Well Sized Bedrooms
- Ideal For The First Time Buyer Or Buy To Let Investor

**£215,000**

**FLAT 48 CHEADLE HOUSE**

Mary Street, Cheadle



Having been sympathetically restored and converted to provide a selection of exclusive apartments, the outstanding Cheadle House is an unrivalled example of architectural excellence. The impressive Victorian building offers an air of grandeur throughout having been recently redeveloped to provide exceptional period accommodation throughout, complemented further by attractive elevations and striking sandstone lintels. Finished to a high standard throughout the apartment, occupying prime position on the second floor and benefiting from far reaching views, offers open plan living accommodation with generous living and dining area and a fitted kitchen offering integrated appliances, under

pelmet lighting, LED down lights and ceramic tiling to floors. There are two well sized bedrooms, with the bathroom fitted with Porcelanosa white suite, ceramic tiled flooring, LED down lights and Chrome towel radiator. The apartment also benefits from a 10 year building warranty approved by CML.

**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 1AH.

**TENURE**

Understood to be Leasehold with a term of 999 years.

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

Stockport Metropolitan Borough Council

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**