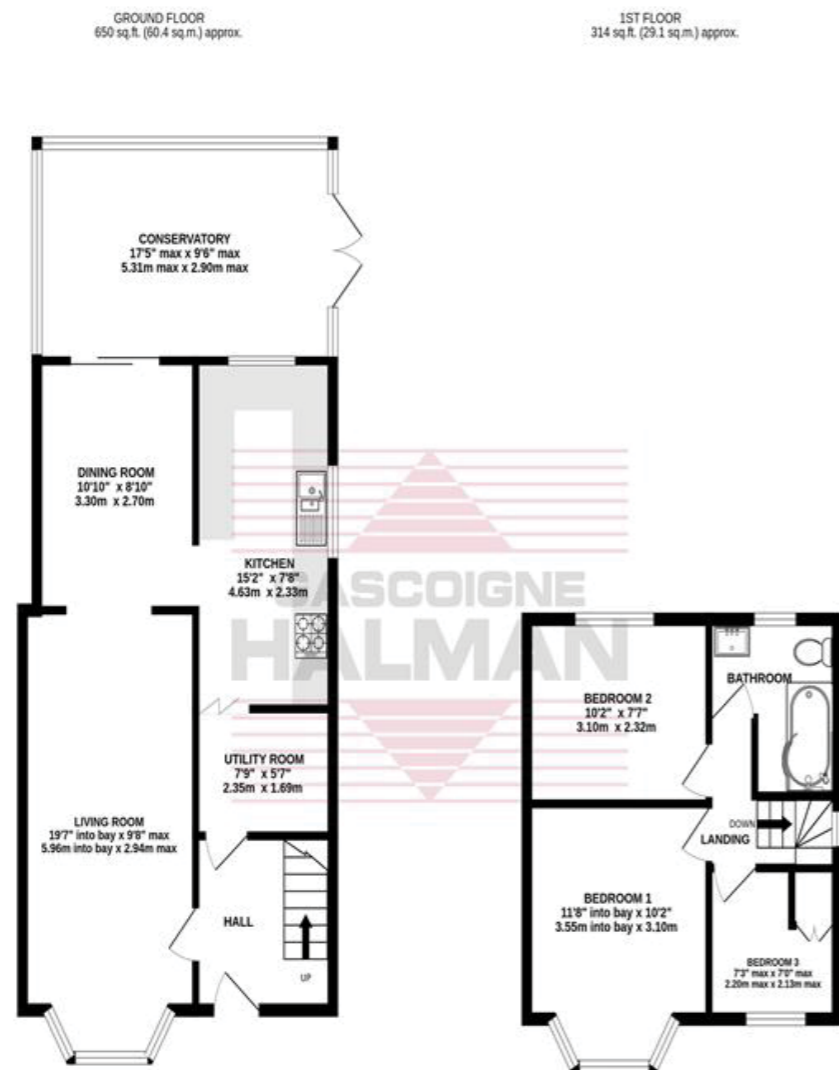


41 ABER ROAD
Cheadle
£330,000



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, 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 Metagen 02024



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

A superbly appointed and EXTENDED, THREE bedroom semi-detached home featuring separate living & dining rooms, a LARGE CONSERVATORY & useful utility area. The property would make an ideal acquisition for young families and first time buyers looking to climb the property ladder and an early viewing comes highly recommended.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Extended three bedroom semi.
- Large conservatory.
- Useful utility room

- Newly upgraded bathroom suite.
- Popular residential location.
- Private, lawned rear garden overlooking sports fields.

£330,000

41 ABER ROAD

Cheadle



DESCRIPTION

Located in the sought-after residential area of Cheadle is this beautifully presented three-bedroom, extended semi-detached property. Ideal for first-time buyers or as a family home, it is conveniently situated near local schools, shops, and transportation links. The property comprises an inviting entrance hall with a composite front door, a stylish bay-fronted living room with a feature fireplace, and a semi-open layout leading to a separate dining room. Additionally, there is a practical utility area, a well-equipped galley kitchen, and a notably spacious conservatory at the back.

The first floor boasts three bedrooms and a recently upgraded three-piece bathroom. Noteworthy features include a block-paved driveway and a private, lawned garden with a view of sports fields at the rear. Register your interest today.

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
SK82ER

TENURE

Leasehold - 911 years remaining

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



gascoignealman.co.uk

GASCOIGNE HALMAN