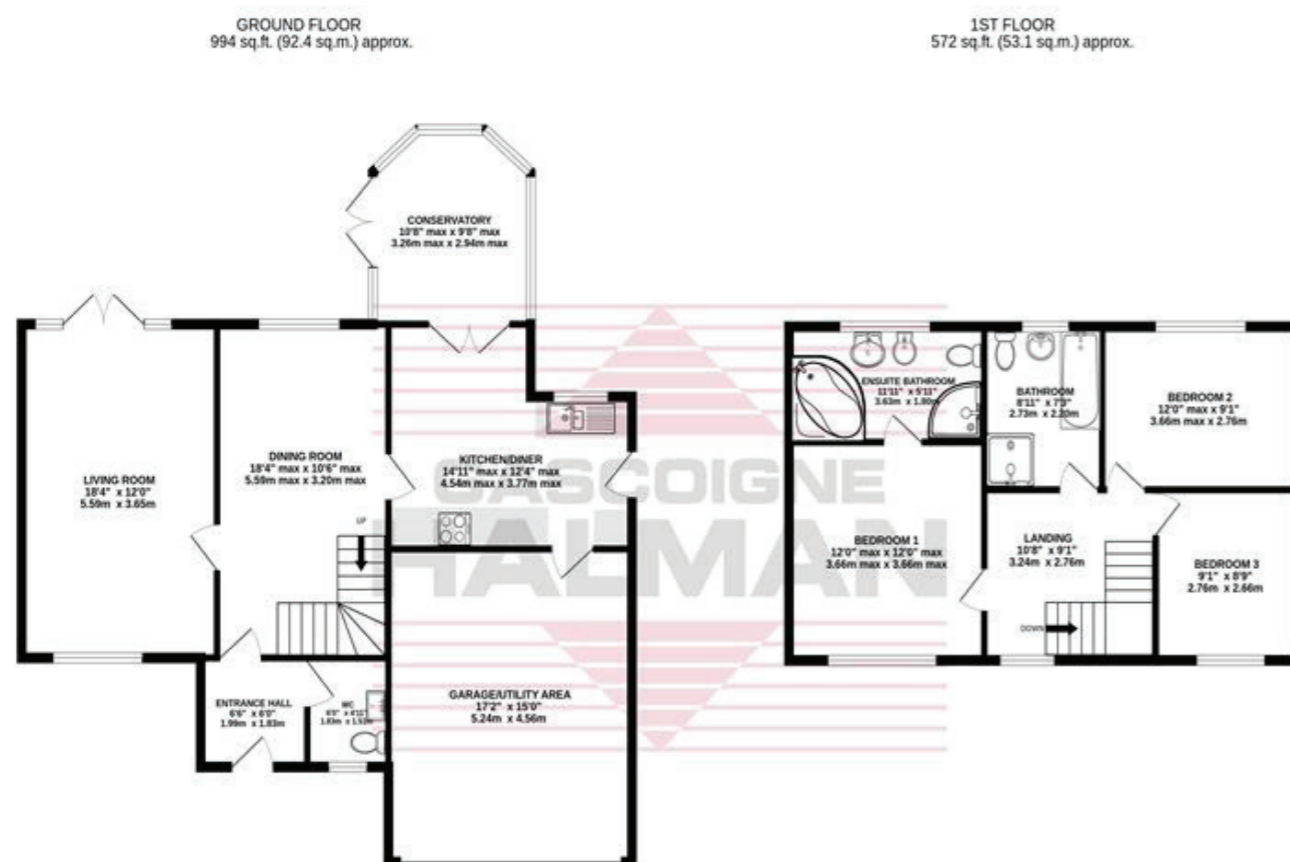


19 THE DOWNS

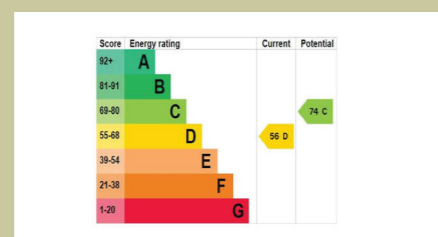
Cheadle

£600,000



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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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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

This spacious three-bedroom family home is located on a quiet residential street within a cul-de-sac. It offers two bathrooms, a downstairs WC, a large double garage, and a charming back garden. Situated near Cheadle Village, Bruntwood Park, and several sought-after schools.

- Ideal family home set within a cul-de-sac.
- Three double bedrooms.
- Family bathroom, en-suite bathroom plus useful downstairs WC

- Useful, integral double garage/ utility area.
- Two generous reception rooms plus Conservatory
- Well equipped - sociable kitchen diner.
- Lovely west facing garden with large raised deck.

£600,000

19 THE DOWNS

Cheadle



DESCRIPTION

This family home is a detached three-bedroom, two-bathroom house situated in a desirable cul-de-sac close to Cheadle village. Cheadle village offers various amenities including local shops, bars, restaurants, and transport links. The property is in the catchment area of reputable schools and is conveniently located near Cheadle Royal & Bruntwood Park, making it an excellent choice for families. The ground floor features a spacious entrance hall with downstairs WC, a generous dining room with feature open staircase, a dual aspect living room with French patio doors, a fitted, breakfast kitchen leading to a conservatory, and an integral double garage/utility space.

Upstairs, there is a gallery landing, a spacious master bedroom with fitted wardrobes an en-suite bathroom, two additional double bedrooms, and the main family bathroom. Outside, there is a well-maintained front garden, a block paved driveway leading to the double garage, and a west-facing, lawned rear garden with a raised deck. Contact us to express your interest.

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

SK81JL

TENURE

Leasehold - 946 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. Council Tax Band: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN