

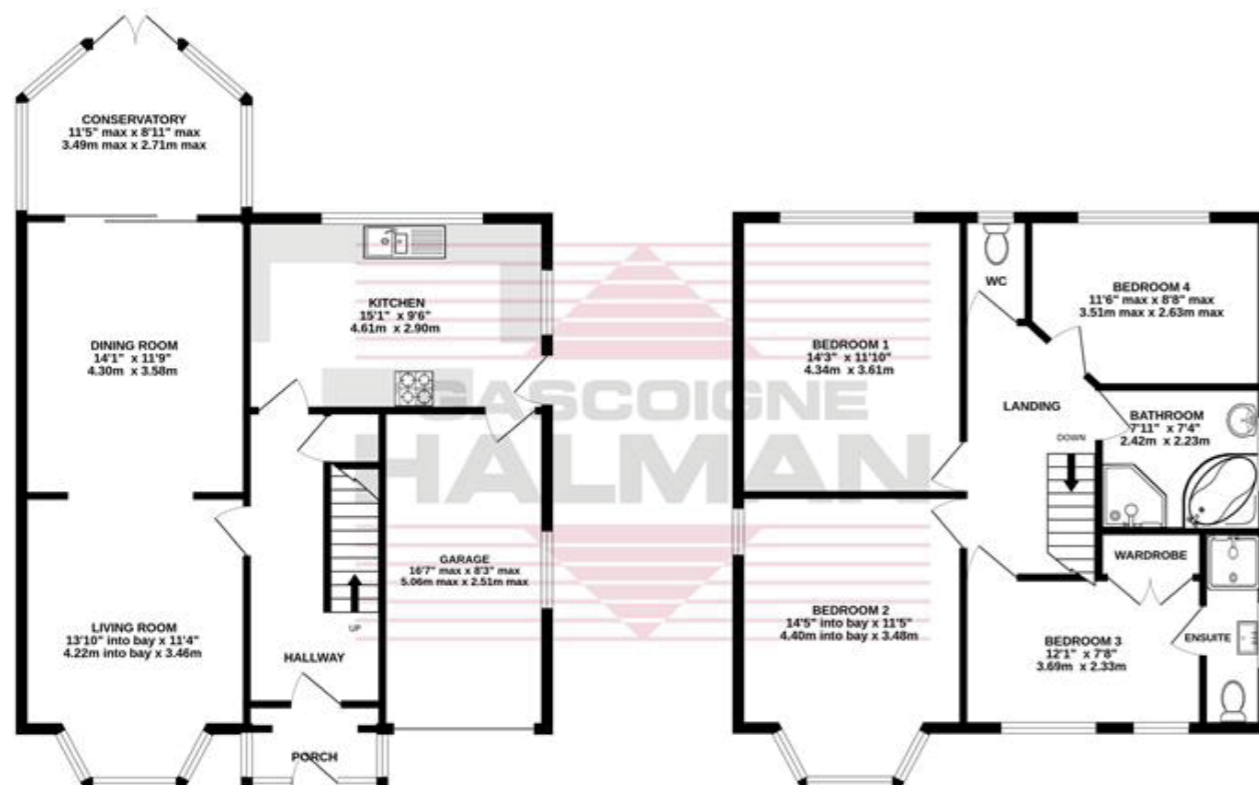
317 KINGSWAY

Cheadle

£600,000

GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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 ©2024.



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 well-appointed FOUR bedroom DETACHED residence occupying a CUL-DE-SAC position on the Kingsway slip road. The property features well-proportioned accommodation throughout, features a generous block paved driveway and useful integral garage. There are two separate reception rooms a bright conservatory, stylish en-suite shower room to bedroom three and a lovely rear garden.

GASCOIGNE HALMAN

- Four bedroom detached family home.
- Cul-de-sac positioning within the Kingsway slip road
- Generous driveway for multiple vehicles.

- Newly upgraded UPVC double glazed windows with 10yr guarantee.
- Family bathroom & en-suite shower room.
- Two reception rooms + conservatory.

£600,000

317 KINGSWAY

Cheadle



DESCRIPTION

An appealing four-bedroom detached home situated in a convenient location at the end of a cul-de-sac on the Kingsway slip road, accessible via Broadway. This property boasts a prime position that offers easy access to local schools, motorway connections, and Cheadle Village. The ground floor features an entrance hallway, a living room with a bay window, a separate dining room, a conservatory, and a fitted kitchen that leads to the integral garage. Upstairs, there are four spacious bedrooms. Bedroom three includes a newly installed en-suite shower room, in addition to the main three-piece family bathroom and a separate WC.

Other features include recently upgraded UPVC double glazed windows, a large concrete print driveway providing off-road parking for several vehicles. the driveway continues to the side of property and leads to an enclosed lawned garden with block-paved patio area at the rear. . Viewing is highly recommended!

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

SK81LP

TENURE

Leasehold - 999 years from 1st June 1956

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

GASCOIGNE HALMAN