

**47 ST.DAVIDS ROAD**  
 Cheadle  
**£210,000**

GROUND FLOOR  
 407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
 295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures 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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THE AREAS LEADING ESTATE AGENCY

This two-bedroom mid-terrace home in the sought-after area of Cheadle has been extended to the rear and offers a great opportunity for first-time buyers. While some areas of the property need modernisation, it features off-road parking and a spacious rear garden. Additionally, it is available with no vendor chain, making it an attractive option.

Cheadle  
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**GASCOIGNE HALMAN**

- No vendor chain.
- Extended to rear.
- Off road parking.

- Generous rear garden.
- Ideal home for first time buyers.
- Popular residential location.

**£210,000**

**47 ST.DAVIDS ROAD**

Cheadle



Offered for sale with no vendor chain is two bedroom, extended mid-terrace home situated in the popular residential area of Cheadle. The property has huge potential and would make ideal home for a first time buyer looking to modernise their first home. In brief the property features bay fronted lounge with an open archway to a well-proportioned living room, dining space & separate kitchen area. The first floor provides two bedrooms and a tiled shower room. Externally the property features a block paved driveway and a particularly generous rear garden. Viewings come highly advised. 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**

SK8 2HF

**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. Council Tax Band: B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**