



75 Bird Hall Road  
Cheadle Hulme SK8 5QE  
£260,000





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THREE BED SEMI-DETACHED PROPERTY - NO VENDOR CHAIN - 17FT DINING KITCHEN AND CONSERVATORY

Main and Main are pleased to present this family home for sale with no onward chain.

Situated on the edge of Cheadle Hulme the property is in the catchment for reputable schools in the area. The property comprises: Entrance hallway, sitting room, 17ft kitchen/diner and conservatory. To the first floor there are two double bedrooms, a box room/study and a family bathroom.

Externally is a driveway suitable for off-road parking and there is a private mature rear garden.

VIEW EARLY TO AVOID DISAPPOINTMENT

Tenure: Leasehold  
Council Tax: STOCKPORT B

- THREE BED SEMI DETACHED PROPERTY
- 17FT DINING / KITCHEN
- CONSERVATORY
- GARDENS FRONT AND REAR
- DRIVEWAY FOR OFF ROAD PARKING
- SITTING ROOM
- NO VENDOR CHAIN

Entrance Hallway

Lounge / Sitting Room  
11'1" x 10'10"

Kitchen / Diner  
17'4" x 12'3"

Bedroom 1  
11'9" x 10'9"

Bedroom 2  
11'2" x 10'9"

Study / Bed 3  
7'11" x 6'6"

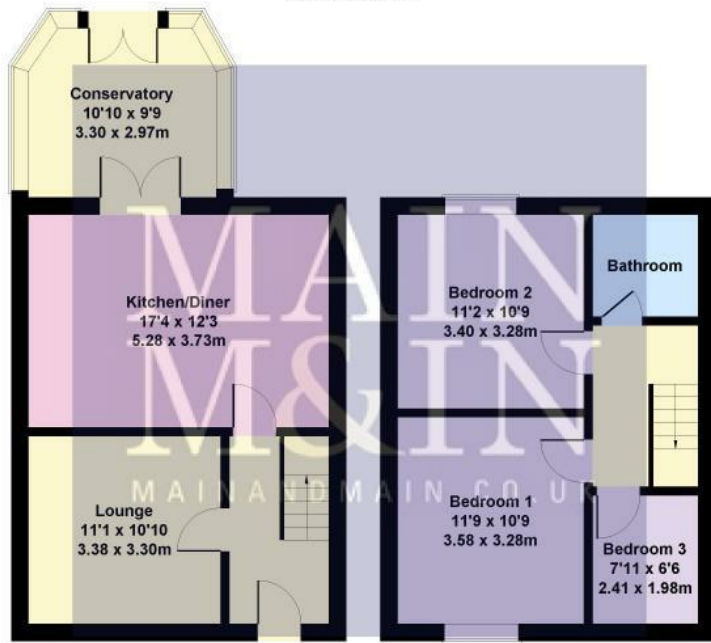
External  
Gardens to the front and rear.  
Block paved driveway.





**75 Bird Hall Road, Cheadle Hulme, SK8 5QE**

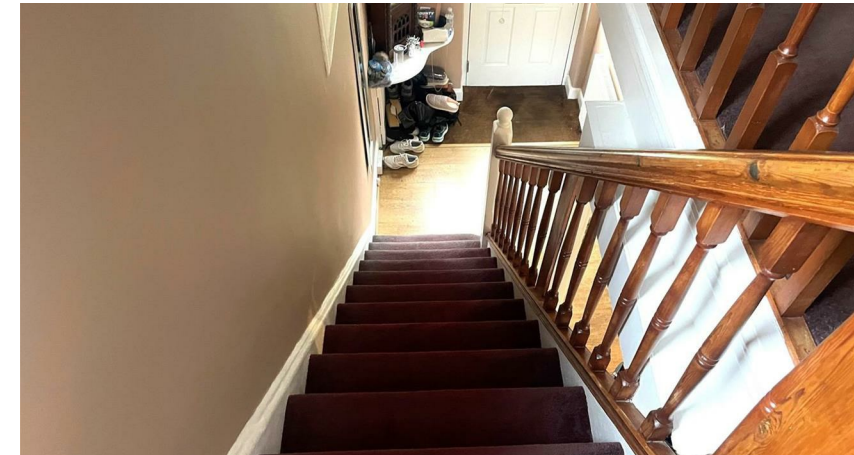
Approximate Gross Internal Area  
930 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

[mainandmain.co.uk](http://mainandmain.co.uk)

| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                 |  |                         |           | (92 plus) A   |  |                         |           |
| (81-91) B                                   |  |                         |           | (81-91) B   |  |                         |           |
| (69-80) C                                   |  |                         |           | (69-80) C   |  |                         |           |
| (55-68) D                                   |  |                         |           | (55-68) D   |  |                         |           |
| (39-54) E                                   |  |                         |           | (39-54) E   |  |                         |           |
| (21-38) F                                   |  |                         |           | (21-38) F   |  |                         |           |
| (1-20) G                                    |  |                         |           | (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498