



2 Keith Drive  
Cheadle Heath SK3 0TB  
Asking Price £355,000



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## 2 Keith Drive Cheadle Heath SK3 0TB Asking Price £355,000

A Three Bedroom, Two Bathroom End Mews, Extended and occupying corner plot. FREEHOLD.

Beautifully presented to a very high standard, this lovely home offers great family accommodation as follows: Entrance Hall, Through Lounge/Dining Area 21'9" in length, TV Room/Play Room, Fitted Kitchen into Utility Area, Downstairs Shower Room / W C . L a n d i n g , T h r e e B e d r o o m s , Bathroom/WC/Shower/Cubicle. Outside: Gardens on three sides with off road parking for two cars.

The property is ideally situated for local transport, schooling, shops and Morrisons only a few hundred yards away. Cheadle and Cheadle Hulme centres are just a short drive away. The M60 Motorway is within two miles.

Viewing is especially recommended.

- Three Good Bedrooms
- Luxury Bathroom/Shower
- Two Entertaining Rooms
- Luxury Rooms
- Gas Central Heating
- PVCU Double Glazing
- Freehold
- Excellent Corner Plot

Entrance Hall  
7'9" x 4'8"  
Laminate Flooring

Tenure: Freehold  
Council Tax: SMBC B

Through Lounge/Dining Area  
21'9" x 13'8"

PVCU Patio Double Glazed Window, Laminate Floor, Feature Fireplace

TV Room/Sitting Room  
15'8" x 7'8"

Boiler Cupboard, Laminate Floor, Inset Lighting

Luxury Kitchen/Breakfast Area  
17'3" x 7'8"

Part Tiled Walls, Tiled Floor, Fitted Units  
Gas Hob, Extractor Hood, Inset Oven/Grill & Microwave  
Breakfast Area opening to Utility Area 8'11" x 4'3"

Downstairs Shower Room/WC  
8'4" x 8'1"

Tiled Walls, White Suite, Shower Area Wash Basin, Low Level WC, Inset Lighting

Landing  
Built in Cupboard

Bedroom One  
12'7" x 10'7"  
Fitted Wardrobes, Drawers

Bedroom Two  
12'9" x 8'2" plus wardrobe depth  
Built in Double Wardrobe

Bedroom Three  
11'1" x 9'2" to 5'5"

Luxury Bathroom/WC/Shower Room  
10'8" x 5'2"

Tiled Walls in Grey plus tiled floor to match. White Three Piece modern suite.  
Shower Cubicle

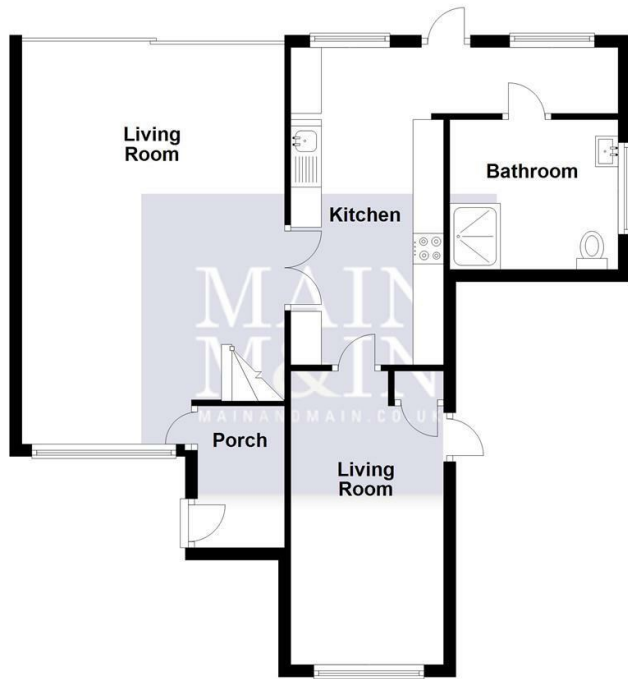
Outside  
Gardens to the front, side and rear. Double width driveway, lawns, flower beds, patio, garden shed.



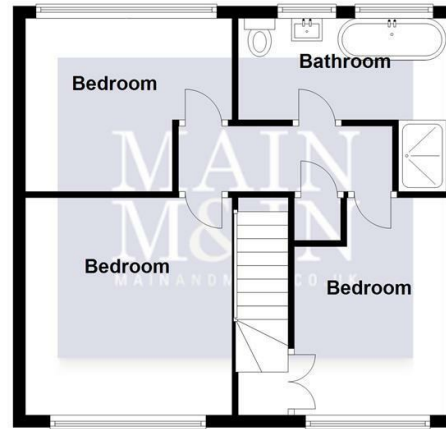




Ground Floor



First Floor



For illustration purposes only, not to scale.  
Plan produced using PlanUp.

2 Keith Drive



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





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

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

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

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| England & Wales   |           |
|---|-----------|
| EU Directive 2002/91/EC                                 |           |
| Very environmentally friendly - lower CO2 emissions (A) | (92 plus) |
| Environmentally friendly - lower CO2 emissions (B)      | (81-91)   |
| Decent (C)  | (69-80)   |
| Decent (D)  | (55-68)   |
| Decent (E)  | (39-54)   |
| Decent (F)  | (21-38)   |
| Not environmentally friendly - higher CO2 emissions (G) | (1-20)    |
| Current   | Potential |
| Environmental Impact (CO <sub>2</sub> ) Rating          |           |

| England & Wales                                 |           |
|---|-----------|
| EU Directive 2002/91/EC                         |           |
| Very energy efficient - lower running costs (A) | (92 plus) |
| Energy efficient - lower running costs (B)      | (81-91)   |
| Decent (C)                                      | (69-80)   |
| Decent (D)                                      | (55-68)   |
| Decent (E)                                      | (39-54)   |
| Decent (F)                                      | (21-38)   |
| Not energy efficient - higher running costs (G) | (1-20)    |
| Current   | Potential |
| 78  | 61        |
| Energy Efficiency Rating                        |           |

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.

