



55 Deane Avenue
Cheadle SK8 2DN
Offers Over £375,000





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Offered for sale with the benefit of having NO ONWARD CHAIN involved, this recently extended home offers spacious accommodation which will suit family purchasers in particular.

An entrance porch opens to the entrance hallway. A large through living room has double doors which open to a further reception room which is currently utilised as a large home office. The side extension to the house has created a large open-plan dining kitchen.

To the first floor a landing leads to the bedrooms: A particularly spacious principal bedroom and en-suite shower/WC has been created within the extension. There are two further double bedrooms, a single bedroom/study and a family shower room/WC.

The property stands behind a garden area with a driveway providing off road parking space. The rear garden is of generous proportions and it features a seating area, large lawned expanse and decorative borders.

The house is located towards the end of a cul-de-sac and it forms part of a popular residential area with good access to amenities, transport networks and schools.

An early internal inspection is recommended - The property offers an impressive amount of accommodation and the garden plot will appeal to those with children/pets/green fingers or any combination of the above.

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Extended Accommodation
- Large Garden Plot
- Driveway
- Cul-de-sac Location
- No Onward Chain

Entrance Hallway

Living Room
11'6" x 27'5"

Sitting Room
9'6" x 9'0"

Dining Kitchen
12'1" red to 7'11" x
19'6" max

First Floor Landing

Bedroom One
16'1" x 7'10"

En-suite Shower
Room/WC
3'1" x 7'11"

Bedroom Two
8'11" x 10'3"

Bedroom Three
8'8" x 12'0"

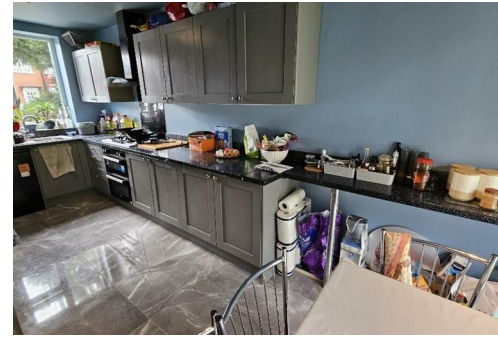
Bedroom Four/Study
5'10" x 6'3"

Shower Room/WC
5'7" x 5'2"

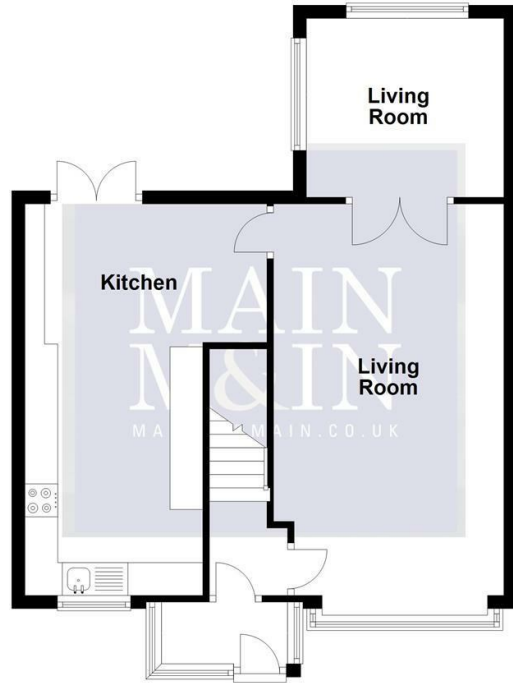
Externally
Garden to the front
with driveway.
Large garden to the
rear with lawned
expanse, seating area
and shed.

Tenure: Freehold
Council Tax: SMBC B

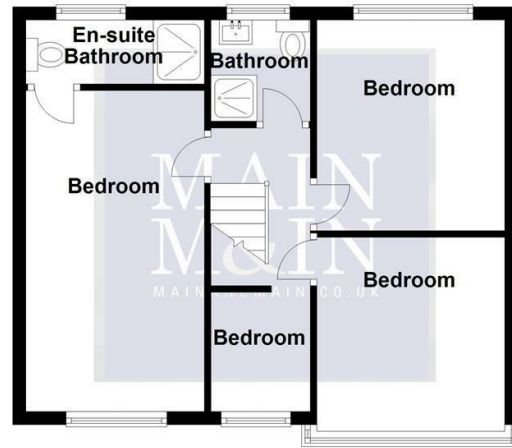




Ground Floor



First Floor

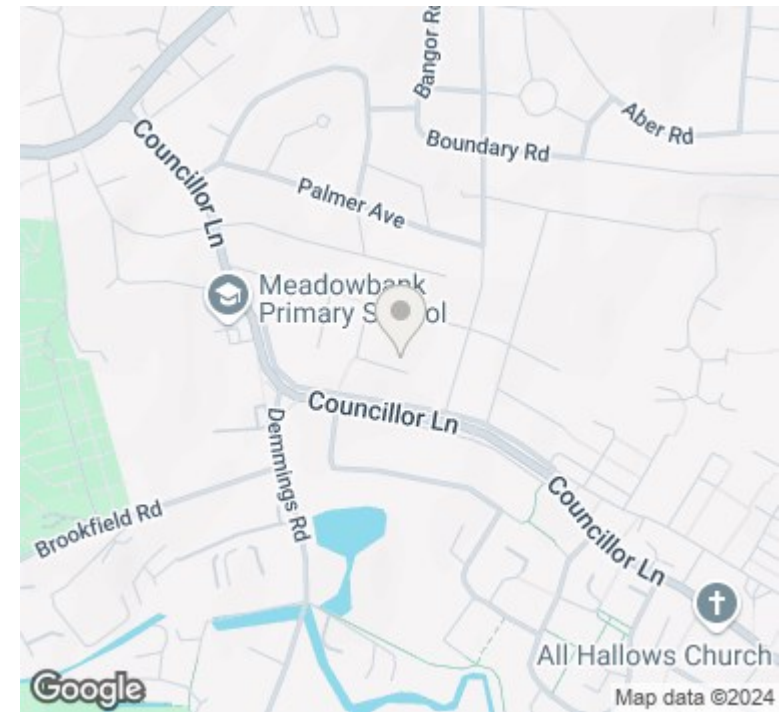


For illustration purposes only, not to scale.
Plan produced using PlanUp.

55 Deane Avenue, Cheadle

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
		81	
	57		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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