



38 Birdhall Road
Cheadle Hulme SK8 5QH
£250,000



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Offered for sale with no onward chain, this traditional semi-detached house requires updating but offers significant potential for the new owner to improve to their own taste and specification. The property has benefited from the installation of a modern combination boiler.

The property stands behind a gated, sloping driveway which provides off road parking space. To the rear is a well-proportioned garden with patio, decorative borders, lawn and storage shed.

The accommodation comprises: Entrance hallway, living room with bay window to the front, dining room, kitchen, three bedrooms and a bathroom.

Birdhall Road is well-placed for access to transport networks, amenities and schools for all age groups.

This property could suit extension (subject to gaining the necessary permissions) if desired. An internal inspection is essential in order to fully appreciate this opportunity.

Tenure: Freehold
Council Tax: Stockport MBC B

- Gas Central Heating
- PVCU Double Glazing
- Driveway
- Large Garden
- Updating Required
- Potential to Extend (STP)
- Three Bedrooms
- Two Reception Rooms
- Popular Location
- No Onward Chain

Entrance Hallway

Dining Room
11'0" x 11'6"

Living Room
11'0" x 11'8"

First Floor Landing

Bedroom One
10'7" red to 8'7" to robes s 13'8" into bay

Bedroom Two
10'7" x 10'5"

Bedroom Three
6'4" x 7'11"

Bathroom
6'4" x 5'10"

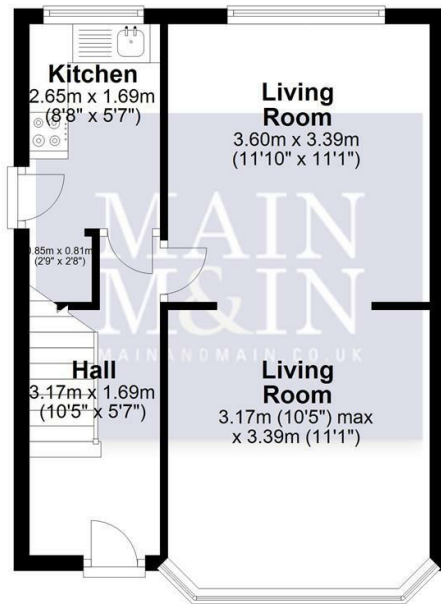
Externally
Gated sloping driveway to the front.
Well-proportioned garden to the rear with lawn, patio and decorative borders.
Storage shed.





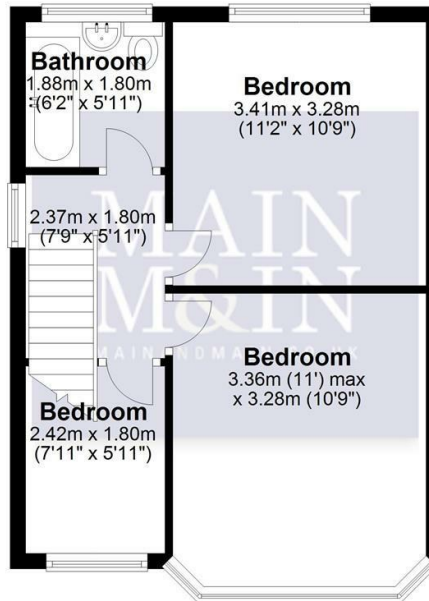
Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

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

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



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EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	(92 plus) A
Very environmentally friendly - higher CO ₂ emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	Potential

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.

