



67 Crossefield Road  
Cheadle Hulme SK8 5PD  
Asking Price £425,000

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# 67 Crossefield Road

## Cheadle Hulme SK8 5PD Asking Price £425,000

An older style 'Freehold' Three Bedroom, Semi-Detached, requiring a degree of updating. Open rear aspect. NO ONWARD CHAIN.

Instructions are received from the Executors to offer this lovely home which comes to the market for the first time in over 60 years. The property lies in a much sought after location, not far from Cheadle Hulme Village/Station. Excellent schooling, both state and private, are within Cheadle Hulme.

The property offers: Storm Porch, Hallway, Downstairs WC, Through Lounge/Dining Room, Extended Kitchen, Landing, Three Bedrooms, Bathroom/WC. Outside: Attached Brick Garage, Enclosed Rear Porch. Gardens are to the front and rear, the latter being of a good size and backing onto the Ladybrook valley area, and an open recreational area.

Viewing is highly recommended.

- Three Bedrooms
- PVCU Double Glazing
- Large Rear Garden
- Gas central Heating
- Updating Required
- NO ONWARD CHAIN

Entrance Porch  
6'5" x 2'3"

Hallway  
14'4" x 6'2"

Tenure: Freehold  
Council Tax: SMBC D

Downstairs WC  
Low Level WC and Wash Basin

Through Lounge/Dining Room  
26'1" x 12'3" to 11'5"  
Feature brick fire place with electric fire, Sliding Double Glazed  
Patio doors to Garden

Kitchen  
14'3" x 8'8"  
Part Wall Tiling, Fitted Units, Oven/Grill, Extractor Hood  
Gas Hob (not connected)

Landing

Bedroom One  
13'7" x 12'3"  
Fitted Wardrobes and Dressing Table

Bedroom Two  
12'2" x 10'4"  
Fitted Wardrobes

Bedroom Three  
8'9" x 8'2"  
Fitted Wardrobes

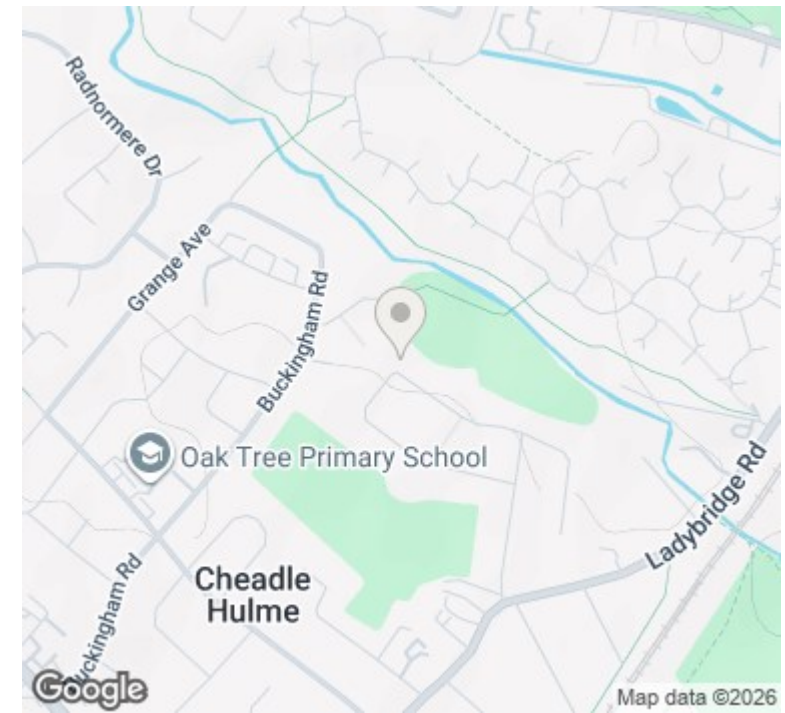
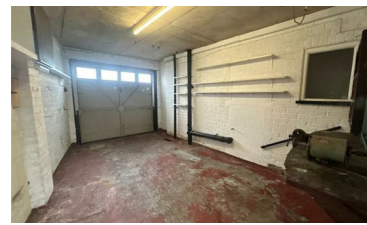
Bathroom/WC  
6'4" x 6'3"  
Panelled Bath with Shower Over, Wash Basin  
Low level WC

Outside  
Attached Brick Garage 17'3" x 10'3"  
Enclosed Rear Porch 9'4" x 5'6"  
Gardens to front and rear to include driveway, lawns, fencing  
etc.





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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	

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Company Registration No. 5615498