



Creation Date

20/02/2024

Property Details

24 Stanley Road, Cheadle Hulme,
Cheadle, Cheshire, SK8 6PN

£140,000



Property Photos

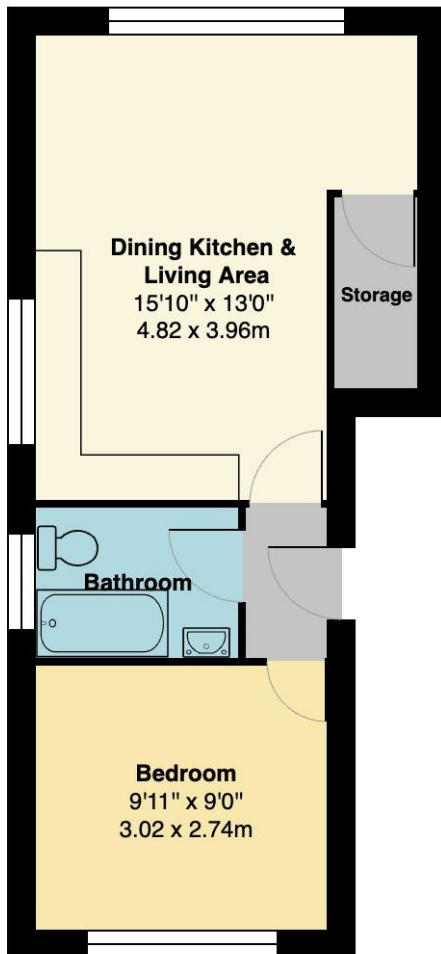
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Property Floor Plans

24 Stanley Road, Cheadle Hulme, Cheadle, Cheshire, SK8 6PN



Total Approx Area - 339 SQFT / 31.5 SQM

All measurements are approximate. The floorplan may not include chimney breasts or support nibs and/or very small recess areas.

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| | |
|------------------------|------------------------|
| Property Type | Property Style |
| Flats / Apartments | Apartment |
| Bedrooms | Bathroom |
| 1 | 1 |
| Receptions | Tenure Type |
| 1 | Leasehold |
| Floor Area | Agency Type |
| 339 | Sole |
| Parking | Type |
| None | Sales |
| Price Qualifier | Price |
| - | £140,000 |
| Land Size | Age of Property |
| Less than an acre | Modern Minimalist |
| Year Built | New Home |
| - | No |

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Property Features

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Feature 1

First Floor Apartment

Feature 2

One Bedroom

Feature 3

No Onward Chain

Feature 4

Private Entrance, Open Plan Living Room & Kitchen, Bedroom & Bathroom

Feature 5

Ideal For A Ftb Or Btl Investor

Feature 6

Sought After Location

Feature 7

Easy Access To The Wilmslow Handforth Bypass

Feature 8

Close To Local Shops & Amenities

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Charming one bedroom flat located on the first floor of a sought-after residential area awaits its new owner. Situated on Stanley Road in Cheadle Hulme, this property offers an ideal opportunity for first-time buyers or buy-to-let investors looking for a lucrative investment in a highly desirable location.

As you enter the property through its private entrance, you'll immediately feel a sense of privacy and exclusivity. The well-designed layout makes the most of the available space, providing a seamless flow between the various areas. The open plan living room and kitchen create a bright and welcoming space, perfect for entertaining or simply relaxing after a long day.

The bedroom is a cozy retreat, with ample space for a double bed. It offers a peaceful haven for restful nights and lazy Sunday mornings. The bathroom, conveniently located adjacent to the bedroom, features modern fixtures and fittings, ensuring your daily routine is hassle-free.

This apartment also benefits from its exceptional location. With easy access to the Wilmslow Handforth Bypass, commuting to nearby towns and cities becomes a breeze. Whether you work in Manchester or just enjoy exploring the surrounding areas, this property provides the perfect base.

Additionally, the apartment's proximity to local shops and amenities ensures that daily essentials are within easy reach.

The absence of an onward chain is yet another advantage, simplifying the buying process and minimising potential delays. The peace of mind that accompanies a smooth transaction cannot be underestimated.

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Investors will also find this property particularly appealing. With its sought-after location, the potential rental yield is promising. The demand for rentable properties in Stanley Road is consistently high, offering a great opportunity for a profitable venture.

To conclude, this charming one-bedroom apartment is an excellent opportunity for both first-time buyers and buy-to-let investors. Its private entrance, open plan living, convenient location, and potential for a prosperous investment make it an attractive proposition. Don't miss out on making this property your own or adding it to your portfolio. Arrange a viewing today and unlock the potential of this delightful home.

Material Information Part A:

Council Tax: A

Tenure: Leasehold

Rent Charge: TBC

Material Information Part B:

Property Type: First Floor Apartment

Property Construction: Brick Built with Timber Hung Sections and Tiled Roof (Tiled may including Slate).

Number of Rooms: Please refer to Floorplan for the number of rooms.

Electricity Supply: Yes

Water Supply: Yes

Sewerage: Mains

Heating: Gas Central Heating with Radiators (Refer to EPC)

Broadband: According to Think Broadband Checker FTTP is not available and FTTC is available dependent on provider.

Mobile Signal/Coverage: Voice & Data Available dependent on Provider (Please use link below to check your preferred provider speeds)

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Parking: None

Material Information Part C:

Building Safety: No known issues

Restrictions: None according to the Land Registry - Please refer to the annexed Land Registry Title copy PDF

Rights and Easements: Yes - Please refer to the annexed Land Registry Title copy PDF

Flooded: We have been advised the property has never suffered from Flooding

Flood Risk Rivers & Sea: Very low risk (See link to check below)

Flood Risk Surface Water: Very low risk (See link to check below)

Coastal Erosion Risk: No

Planning Permission: See attached Planning Search

Accessibility / Adaptions: None

Coalfield or Mining area: No (See link to check below)

Energy Rating: D

Material Information: Any Information added by us has been obtained from Land Registry or Sprift, who in turn collect their information from The Land Registry and Local Government sources when relevant. We strongly advise before purchasing you check this data is correct as we cannot be held responsible for displaying the sourced information which may then turn out to be incorrect. Instances of incorrect information may be where the Land Registry has a time lag and the owner of a property has purchased the Freehold but this has not been registered yet, or where the details of the Leasehold are not obvious on the Land Registry. Human error can also account for information being incorrect and we are unable to verify if the data is correct due to how the Land Registry works. Please note, some websites might block our attempts to provide you with links to the relevant information sources, so please contact our office if you need these.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research

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on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties. You may have to copy paste the links below into your browser dependent on which website you are reading this on AND some portals block and delete the links which should be showing below. If this happens please visit our Snapes website where the links will be shown to copy paste.

For more Council Tax information: We advise buyers copy paste this link to visit the SMBC website: <https://www.stockport.gov.uk/how-much-is-my-council-tax> for up-to-date information

For more information on Flood risk: Please visit the following website and enter the property address as noted above: <https://www.gov.uk/check-long-term-flood-risk>

Broadband & Mobile Coverage: For more information on which services are available please visit the Ofcom checker and use the address as noted above: Before doing so, please bear in mind, services offered by mobile and broadband companies are subject to certain criteria and may not be available to all people: <https://checker.ofcom.org.uk/>

Broadband: We have used "Think Broadband" Checker to source information, however you will need to check with the provider you wish to use, or which providers offer which service. Their checker service can be found at:
<https://labs.thinkbroadband.com/local/index.php>

FTTP means Fibre Direct to Property and FTTC means Fibre Direct to Cabinet. Ultrafast might still be available when there is no FTTP as a service such as Virgin or G.Fast may offer their Hybrid Service

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Coalfield or Coal mining area: Please use the interactive map to search for this or any other specific property using the post code:

<https://mapapps2.bgs.ac.uk/coalauthority/home.html>

Planning Permission: We will provide a planning search on all properties originally listed on or after the 1st December 2023. Please be aware, a planning search is a snap shot in time and another might be required by you during the conveyancing process to ensure there has been no changes.

For the full Energy Report: We advise buyers copy paste this link to visit the EPC Central Database: <https://www.gov.uk/find-energy-certificate>

Tenure: Leasehold properties will typically have a Ground Rent payable, but not always. No Ground Rent is usually in the case of the owner(s) also owning the Freehold. One example would be an apartment complex where all of the residents own an equal share of the Freehold and therefore do not charge themselves a Ground Rent. Please consult with a legal expert if you have any concerns.

Tenure: Freehold properties can sometimes still have what is known as a "Chief Rent or Rent Charge" payable, often referred to on the Land Registry Title as a "Perpetual Yearly Rent Charge". The amount is usually nominal and fixed and is not to be confused with a Ground Rent which relates to a Leasehold Property. The amount might be written in old money (Shillings) and sometimes no longer collected. Please consult with your solicitor if you have any concerns.

Floorplans & Appliances: Our floorplan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all of the areas shown on the floor plan, unless otherwise noted. Furthermore no appliances including main heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which

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are currently shown or mentioned in our marketing.

Pictures & Videos: Our photographs are provided to show the property in the best possible light, and should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the sellers solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

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