

# 12 West Downs Road

Cheadle Hulme, Cheadle

**£485,000**

STUNNING and EXTENDED THREE bedroom SEMI detached home positioned on a LARGE plot. Entrance hallway, living room, FABULOUS open plan dining kitchen, utility wc, three bedrooms and a STYLISH bathroom.

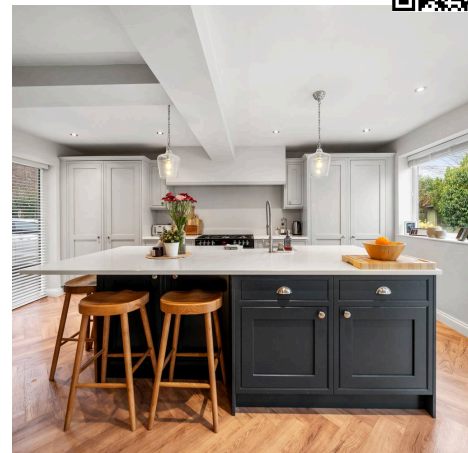
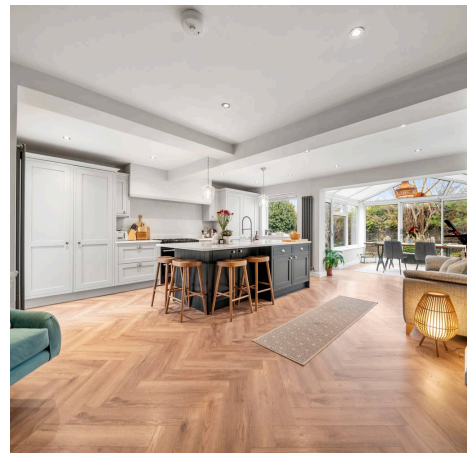
Council Tax band: D

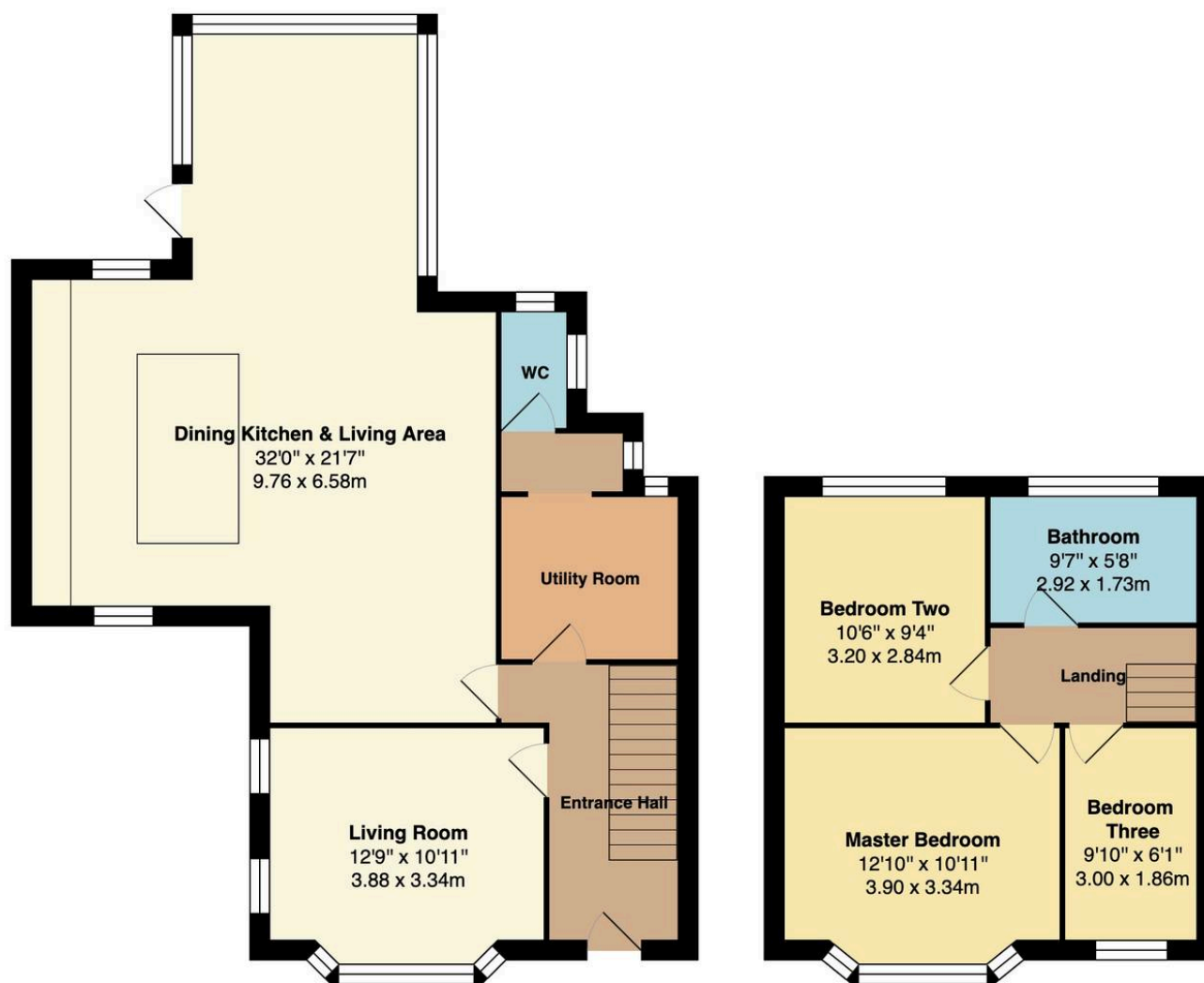
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning & Completely Refurbished Semi Detached Property
- Fantastic Sized Plot
- Incredible Open Plan Dining Kitchen
- Hallway, Utility Room & Downstairs WC
- Three Bedrooms
- Stylish Family Bathroom
- Detached Garage & Ample Driveway Parking
- Quiet Cul-De-Sac Location
- Catchment for Cheadle Hulme High School and Laurus





Approximate Total Area: 1226 ft² ... 113.9 m²

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











## Cheadle Hulme Office

Andrew Snape Estate Agents, 31 Station Road – SK8 5AF

0161 485 2244

[cheadlehulme@snapes.co.uk](mailto:cheadlehulme@snapes.co.uk)

[www.snapes.co.uk/](http://www.snapes.co.uk/)

