

11 Cranbourne Avenue, Cheadle Hulme

Cheadle



£350,000







Snapes Estate Agents proudly welcome to the market this three bedroom semi detached home situated in a highly sought-after central area of Cheadle Hulme and presenting an enticing opportunity for those seeking a property with significant potential for improvement. Offered with no onward chain, this home is a fabulous canvas for renovation and customisation to suit individual tastes and needs.

Upon entering, you are greeted by an entrance hallway which has stairs leading upto the first floor level and found from here is the open plan living room and dining room as well as a kitchen that offers functionality and practicality.

Ascending to the first floor, you will find three bedrooms, offering comfortable living quarters for the whole family. Completing the first floor is a convenient modern shower room, adding to the functionality of the home.

The property boasts a good-sized private rear garden, providing a peaceful outdoor retreat for residents to enjoy. In addition, the availability of driveway parking adds convenience for those with vehicles.

Furthermore, the property is situated within the catchment area for Lane End Primary and Cheadle Hulme High School, making it an attractive option for families with school-aged children. Its proximity to local shops, bars, and restaurants ensures that every-day amenities are easily accessible, while the short distance to Cheadle Hulme Train Station offers convenient transportation links for commuters.



**Entrance Hallway**

12' 1" x 6' 0" (3.68m x 1.83m)

**Living Room**

13' 10" x 11' 11" (4.22m x 3.63m)

**Dining Room**

10' 6" x 9' 4" (3.20m x 2.84m)

**Kitchen**

13' 7" x 8' 7" (4.14m x 2.62m)

**Master Bedroom**

12' 1" x 11' 11" (3.68m x 3.63m)

**Bedroom Two**

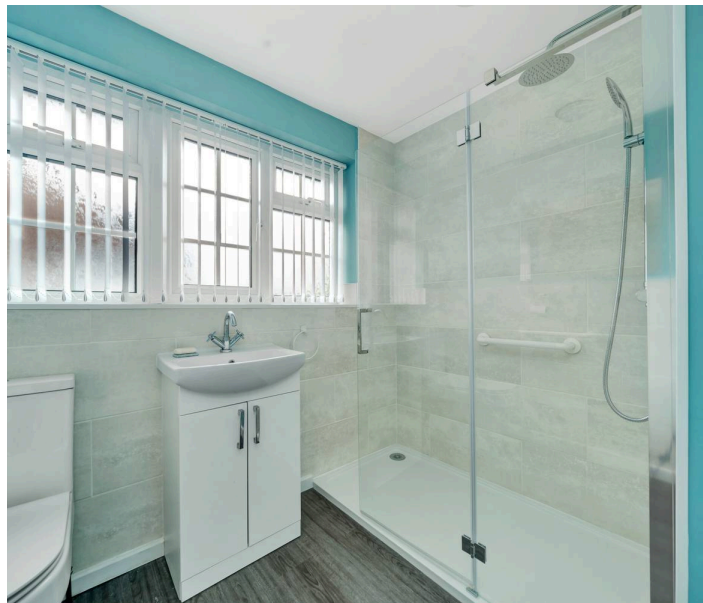
10' 6" x 11' 1" (3.20m x 3.38m)

**Bedroom Three**

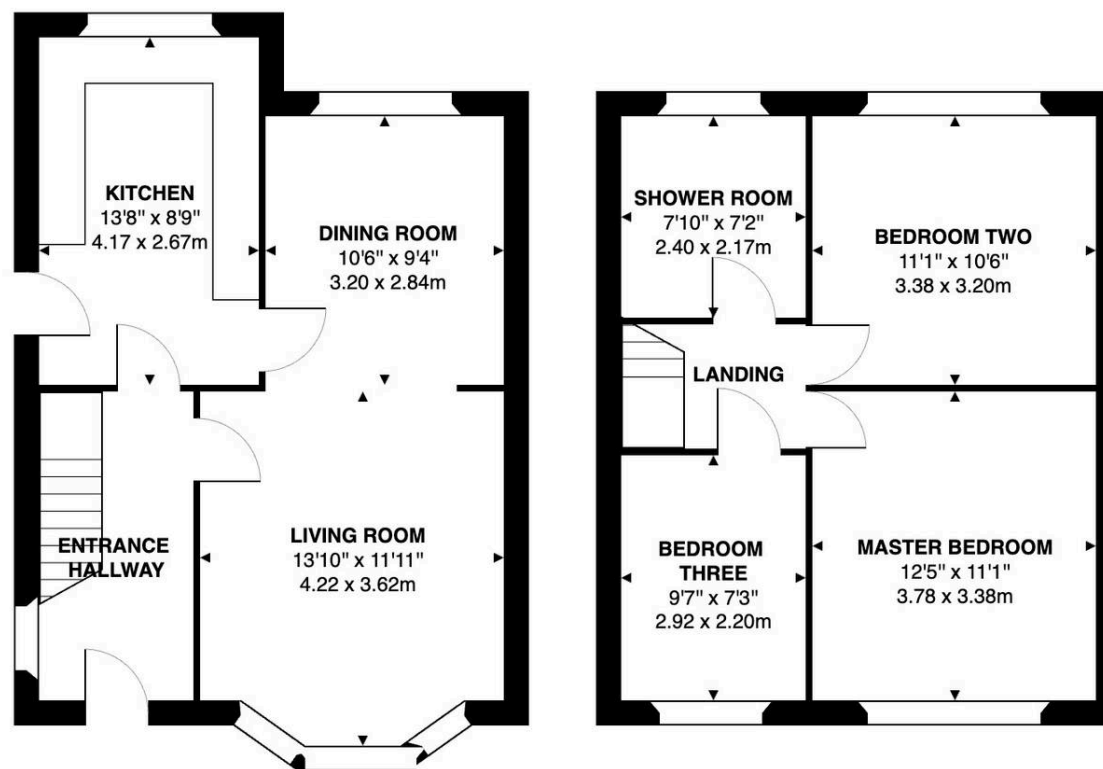
9' 7" x 7' 3" (2.92m x 2.21m)

**Shower Room**

7' 10" x 7' 3" (2.39m x 2.21m)







Approximate Total Area: 877 ft² ... 81.4 m²

All measurements are approximate.

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

If a total floor area is quoted, this will include ALL areas shown on the plan, inc garages.

The area is calculated by the software and is approximate.



## Cheadle Hulme Office

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