



Andrew J.
Dawson
Independent Estate Agents

Daylesford Crescent, Cheadle

Guide Price £775,000

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- DETACHED FAMILY HOME.
- EXCLUSIVE LOCATION.
- EN SUITE SHOWER ROOM.
- LARGE ROOM PROPORTIONS.
- MANICURED LARGE GARDEN.
- FOUR BEDROOMS.
- DELIGHTFUL FAMILY DINING KITCHEN.
- LARGE FOUR PIECE FAMILY BATHROOM.
- EXTENSIVE OFF ROAD PARKING
- GARAGE AND CARPORT

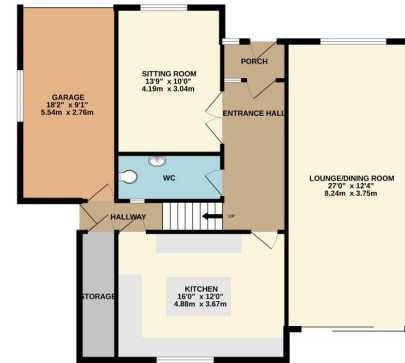


A FOUR BEDROOM DETACHED home with a beautiful FAMILY DINING KITCHEN, situated on one of Cheadle Village's most highly soughtafter Roads and occupying an enviable LANDSCAPED GARDEN PLOT. The accommodation comprises of an entrance porch, hallway with ground floor W.C, Sitting Room, a large living & dining room with sliding patio doors, a stunning family dining kitchen, utility room and store. The upper floors reveal four excellent bedrooms with fitted wardrobes served by a stylish family bathroom suite and en suite shower room. Externally, there is off road parking for a number of vehicles leading to the integral garage & carport. To the rear is a large landscaped rear garden.

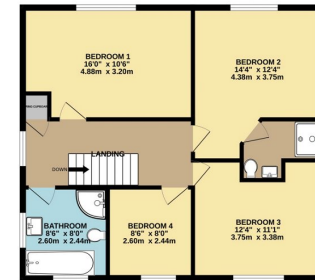




GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA - 1781 sq.ft. (165.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy performance certificate (EPC)																																		
37 Dayleford Crescent CHEADLE SK8 1LY	Energy rating D	Valid until: 15 January 2034 Certificate number: 9689-3033-4209-2164-8200																																
Property type	Detached house																																	
Total floor area	160 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-rules																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency.		The graph shows this property's current and potential energy rating.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>←</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	←		39-54	E			21-38	F			1-20	G			Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60
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