



## Milton Crescent, Cheadle

Guide Price £600,000

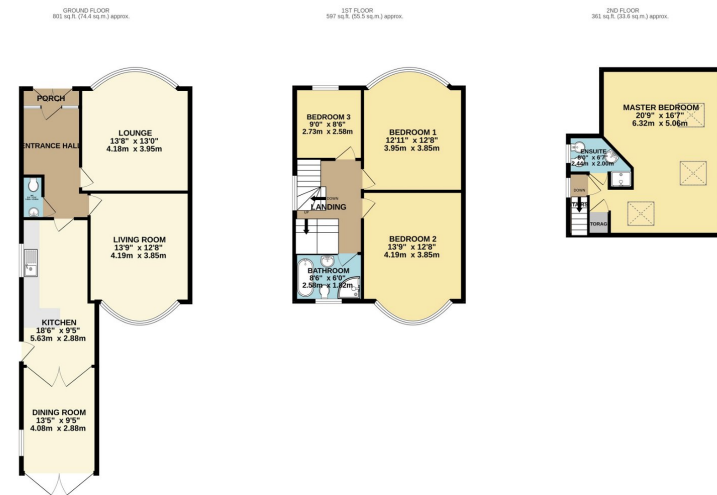
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- OFFERED FOR SALE WITH NO CHAIN.
- CONVERTED LOFT.
- EXTENDED DINING ROOM.
- CENTRAL CHEADLE LOCATION.
- BRICK BUILT GARAGE.
- FOUR BEDROOM SEMI DETACHED.
- EXCELLENT PROPORTIONS THROUGHOUT.
- EXTENSIVE OFF ROAD PARKING.
- BREAKFAST KITCHEN.
- STUNNING REAR GARDEN.



A charming FOUR BEDROOM SEMI DETACHED family home with a stunning rear garden OVERLOOKING LADYBROOK VALLEY situated upon one of CHEADLE'S MOST HIGHLY DESIRED tree lined roads and offered for sale with NO ONWARD VENDOR CHAIN. The ground floor accommodation comprises a spacious entrance hallway with ground floor W.C, lounge with bay window and feature fireplace, livingroom with further bay window and feature fireplace, breakfast kitchen with double doors opening to the dining room with double glazed patio doors. The upper floors reveal four well proportioned bedrooms including a fully converted loft en suite shower room and is further served by a stylish family bathroom suite. Externally, the property boasts a large driveway allowing off road parking for a number of vehicles and leads to a detached garage and the stunning rear gardens beyond.





TOTAL FLOOR AREA: 1,751 sq ft. (163.0 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of floors, walls, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MetreX (2022)



### Energy performance certificate (EPC)

27, Milton Crescent CHELSEA SW8 5HT	Energy rating <b>D</b>	Valid until: 19 March 2027 Certificate number: 6357-2800-7475-9623-6693
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Property type: Semi-detached house

Total floor area: 173 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-energy-ratings-property-minimum-energy-efficiency-standard-landlord-obligation)  
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#### Energy rating and score

This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

Energy rating	Current	Potential
A		
B		
C		
D	63 D	66 C
E		
F		
G		

The graph shows this property's current and potential energy rating.

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 50

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