



## Cromwell Avenue

Cheadle Cheshire SK8 4BS

**PURCHASE PRICE:**

**£299,950**

A well-presented, extended four bedroom bay fronted detached family home with conservatory offering versatile living accommodation, located a short distance from Gatley Village. The property is fully double glazed and in brief comprises, porch, entrance hall, lounge through to dining room, breakfast kitchen, study, and wrap around conservatory. To the first floor there are four bedrooms and a family bathroom with separate WC. Outside the property stands in lovely gardens to front and block paved rear gardens. In addition to the front there is a driveway which provides access into the integral garage.



# 17 Cromwell Avenue, Gatley, Cheadle, Cheshire, SK8 4BS

**PURCHASE PRICE: £299,950**

**DESCRIPTION:** A well-presented, extended four bedroom bay fronted detached family home with conservatory offering spacious living accommodation throughout located a short distance from Gatley Village.

The property is fully double glazed and gas central heated and in brief comprises, porch, entrance hall, bay fronted lounge through to dining room, breakfast kitchen, study, and wrap around conservatory. To the first floor there are four well-proportioned bedrooms and a family bathroom with separate WC. Outside the property stands in lovely gardens to front and block paved rear gardens. In addition to the front there is a driveway which provides access into the integral garage. The rear garden is mainly paved creating a stunning patio area with established borders and is enclosed by panelled fencing.

**A substantially extended family home – Well worth a viewing!**

**LOCATION:** Cromwell Avenue forms part of a mature residential area approximately half a mile from Gatley Village centre and all its attendant facilities. For the commuter Gatley railway station and access to the North West motorway network is again approximately half to three quarters of a mile away. In addition to the shopping facilities in Gatley Village centre the John Lewis and Sainsbury's superstores are approximately one mile away.

**DIRECTIONS:** From our Cheadle office proceed along Gatley Road in the direction of Gatley. Continue through the traffic lights and along Gatley Road. Continue under the railway bridge turning left onto Cambridge Road. Continue along Cambridge Road turning right onto Pendlebury Road. Continue along Pendlebury Road turning fifth left onto Cromwell Avenue. The property can be found on the left hand side.

**PORCH** Tiled floor.

**ENTRANCE HALL** Laminated flooring, radiator, stairs, dado rail

**LOUNGE/DINING ROOM 28' 9" into bay x 11' 4" (8.76m x 3.45m)** Upvc double glazed bay window, two radiators, Upvc double glazed sliding patio doors opening to the conservatory, coving to ceiling.

**CONSERVATORY 18' 4" x 11' 7" (5.59m x 3.53m)** Narrowing to 6'10" Tiled flooring, double doors opening to the rear garden, door to:

**WORKSHOP/STORE 17' 6" x 8' 6" (5.33m x 2.59m)**

**KITCHEN 17' 2" x 5' 8" (5.23m x 1.73m)** opening to 10'3" Fitted with a range of matching base and wall units with working surfaces, two Upvc double glazed windows, stable door to side aspect, laminate flooring, plumbing for washing machine, part tiled walls, radiator, breakfast bar.

**LANDING** Access to loft, coving to ceiling.

**BEDROOM ONE 15' 3" into bay x 10' (4.65m x 3.05m)** Upvc double glazed bay window, coving to ceiling, picture rail, radiator.

**BEDROOM TWO 12' 9" x 10' (3.89m x 3.05m)** Upvc double glazed window, radiator, picture rail, coving to ceiling, fitted wardrobes.

**BEDROOM THREE 15' 11" max x 9' (4.85m x 2.74m)** Upvc double glazed window, radiator, coving to ceiling, picture rail.

**BEDROOM FOUR 8' 3" x 7' 4" (2.51m x 2.24m)** Upvc double glazed window, radiator.

**BATHROOM 7' x 7' (2.13m x 2.13m)** Fitted with a corner bath with separate shower cubicle, pedestal wash basin, fully tiled walls, Upvc double glazed window, radiator, tiled floor.

**SEPARATE WC.** Low level wc, tiled floor, Upvc double glazed window.

**OUTSIDE** To the front of the property a driveway provides off road parking facilities and access to the garage. In addition there is a well maintained lawned garden with shrub/flower borders. The rear garden has been paved for ease of maintenance.

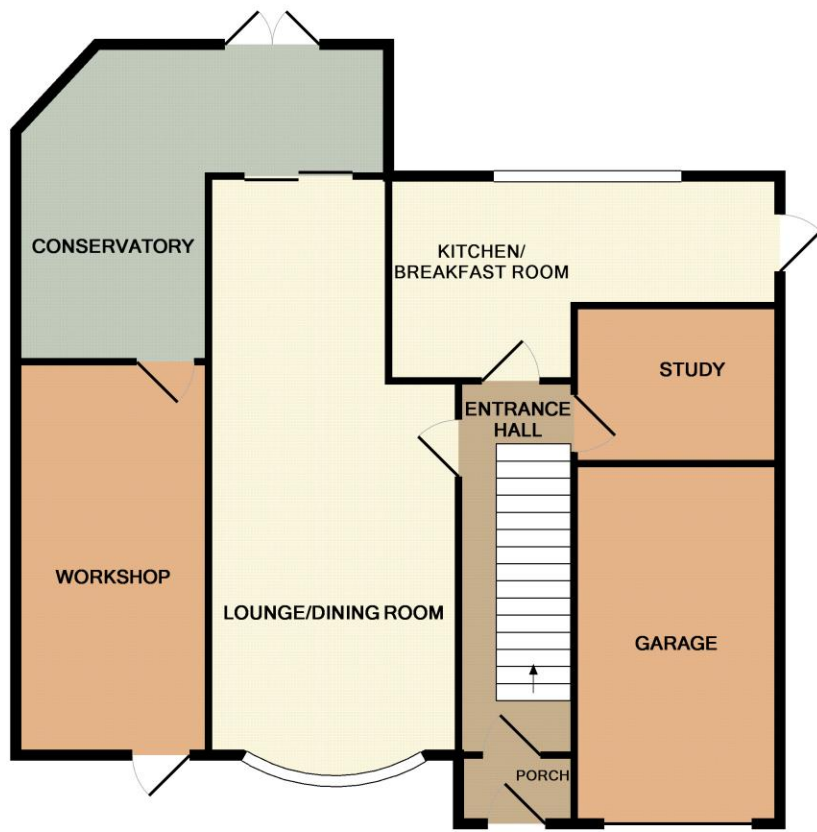
**GARAGE:** Integral garage with up and over door, light and power.

**EPC Rating - D**

**These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.**

**REF: 11495**





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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