## 2 Grange Avenue, Cheadle Hulme, Stockport, SK8 5EN





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautiful TWO DOUBLE BEDROOM bungalow positioned in a sought-after residential area, off Cheadle Road in Cheadle Hulme. Within walking distance to both Bruntwood Park and Cheadle college. As well as Cheadle swimming baths and The Village hotel gym.

This well-planned accommodation consists of; an entrance hallway, an open plan lounge/dining room, a fitted kitchen/breakfast room, a three-piece shower room and two double bedrooms.

This property boasts several attractive features, including; a great sized plot, a large driveway providing ample off-road parking for multiple vehicles and a sizable rear enclosed garden offering opportunities for outdoor entertaining and a brick-built garage, providing useful storage.

A fantastic location, just a five-minute drive from Cheadle village with its array of shops and bars and just a two minute drive/eight minute walk to Cheadle Hulme village with a selection of shops and restaurants.















## EPC Chart

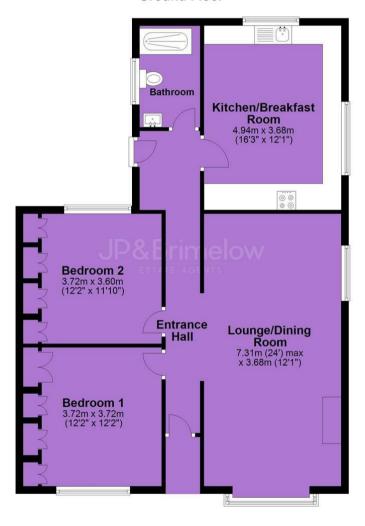
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68)	AE	
(39-54)	45	
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directiv	





Tenure: Freehold Council Tax Band: D

## **Ground Floor**



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