



6 Cheviot Avenue
Cheadle Hulme SK8 6BG
Price £360,000

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6 Cheviot Avenue

Cheadle Hulme SK8 6BG

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FAB FAMILY HOME - 3 BEDROOM LINKED DETACHED WITH GARAGE - ON THE EDGE OF CHEADLE HULME VILLAGE & EXCELLENT SCHOOLS ON THE DOORSTEP

Main and Main (Cheadle Hulme) are pleased to present this ****THREE BEDROOM LINKED DETACHED FAMILY HOME**** to the sales market. The property is situated within a popular development on the edge of Cheadle Hulme Village. Sought-after schools are within walking distance of the property. The property has been nicely maintained whilst at the same time providing an opportunity to extend the property (subject to the usual planning consents). An internal inspection will reveal, to the ground floor, double glazed entrance porch, a hallway with stairs rising to the first floor, a lounge opening into the dining kitchen, to the first floor you will find three bedrooms, and a family bathroom. The outside of the property is well maintained, with a paved driveway at the front leading to the garage. To the rear of the property is a low-maintenance fully enclosed and neatly presented garden with various stone-flagged patio areas. ****A MUST-SEE PROPERTY - CALL TODAY FOR A VIEWING **** COUNCIL TAX BAND C - EPC RATING - C

- THREE BED LINKED DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- LOVINGLY CARED FOR HOME
- BATHROOM WITH SHOWER OVER BATH
- WALKING DISTANCE EXCELLENT SCHOOLS
- GOOD SIZED LOUNGE
- OPEN PLAN DINING KITCHEN
- FABULOUS GARDEN
- ROOM TO EXTEND (STP)
- HIGHLY POPULAR ROAD

Porch

7'7" x 2'11"

Entrance Hallway

13'9" x 2'8"

Living Room

13'9" x 12'8"

Kitchen / Diner

10'5" x 15'7"

Garage

17' 8'3"

Landing

Bedroom 1

13'9" x 6'7"

Bathroom

6'4" 6' 3"

Bedroom 2

10'5" x 9'1"

Bedroom 3

9'8" x 6'9"

External



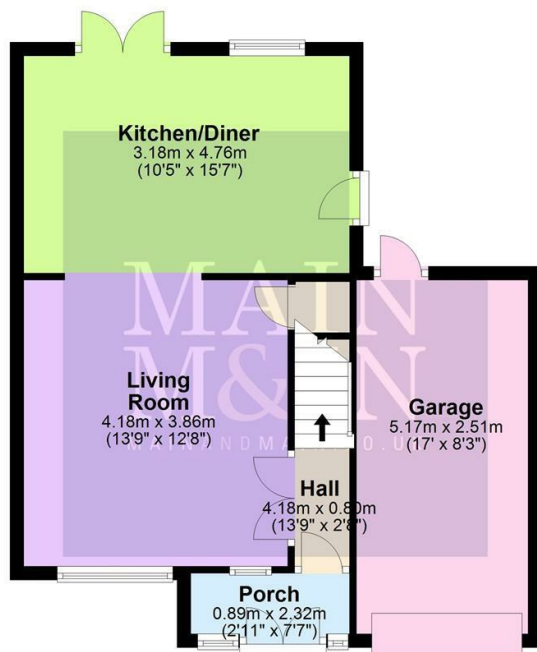
Tenure: Freehold

Council Tax: D



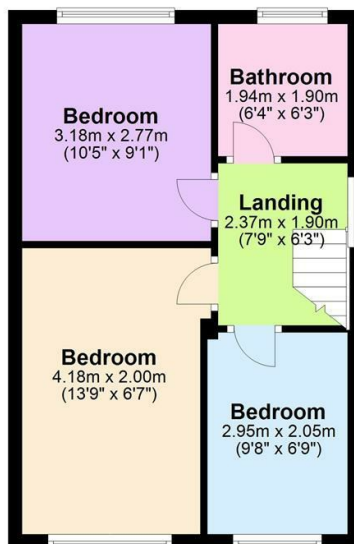
Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

6 Cheviot Avenue, Cheadle Hulme

To view this property call Main & Main on 0161 485 1919



Cheadle Hulme Office 29 Station Road + Cheadle Hulme + Stockport + SK8 5AF + 0161 485 1919

Lettings (1st Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings+ 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Not environmentally friendly - higher CO2 emissions | G (1-20) |
| | F (21-30) |
| | E (30-54) |
| | D (55-69) |
| | C (69-80) |
| | B (81-91) |
| | A (92 plus) |
| Very environmentally friendly - lower CO2 emissions | |
| Current | Potential |

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | G (1-20) |
| | F (21-30) |
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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

