

## 12 Princess Avenue, Cheadle Hulme, SK8 5ND

Offers Over £375,000

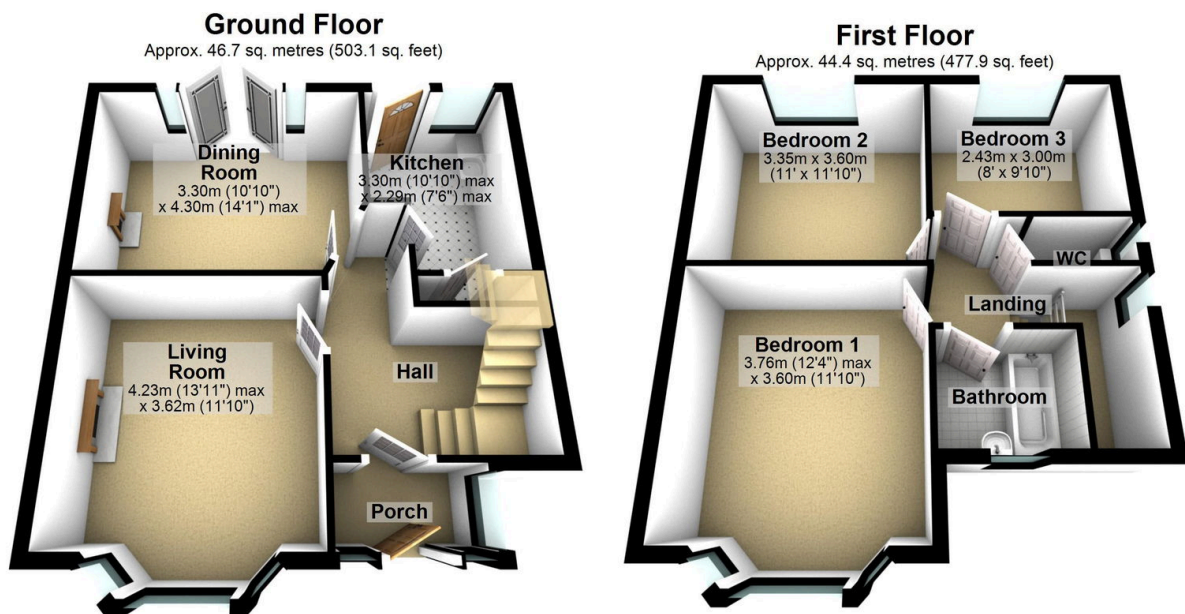
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A rare chance to acquire a good size three bedroom semi detached family home in need of modernisation, set on a generous plot in a highly sought after location between Cheadle Hulme and Cheadle villages. Within catchment for some of Greater Manchester's top schools, this property offers huge potential to extend, personalise and add value - subject to planning permission. The layout includes a porch, entrance hall, two reception rooms, kitchen, three bedrooms, bathroom and separate WC. Benefits include gas central heating and majority double glazing. Outside, there are well stocked gardens to three sides, off road parking space, and a detached garage. This is a blank canvas in a prime position with early viewing recommended to avoid disappointment.

## Key Features

- Rare renovation opportunity
- Catchment for top rated schools
- Two good size reception rooms
- Majority gas central heating & double glazing
- Gardens to three sides
- Highly sought-after Cheadle Hulme location
- Generous plot with scope to extend (STPP)
- Three well proportioned bedrooms
- Detached garage & off road parking
- Huge potential to add value and personalise



Total area: approx. 91.1 sq. metres (980.9 sq. feet)