

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

31 Longfield Avenue,
Cheadle, SK8 3NH



£1650pcm

Spacious Semi-Detached
Detached Utility Room
Three Bedrooms
Conservatory
Spacious Garden
Two Receptions

Callaghans Estate Agents
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Callaghans are pleased to offer for rent this well-presented, modern semi-detached home situated on a quiet cul-de-sac in the popular location of Heald Green. Occupying a generous corner plot with a large garden and a detached utility room, this property offers both space and versatility for family living.

The accommodation begins with a welcoming porch that leads into an airy lounge, featuring a large bay window that fills the room with natural light. An archway opens to the dining room, which in turn connects to the kitchen, fitted with modern units and integrated appliances. Across the rear of the property, a conservatory provides a bright, additional living space with pleasant views over the patio and garden. Beyond the patio, a detached utility room offers valuable extra space that could also serve as a utility, playroom, home office, or garden room.

Upstairs, the property boasts three well-proportioned bedrooms, providing comfortable space for the whole family, along with a fully tiled family bathroom that includes a corner shower and a modern suite.

Presented in good condition throughout, the home also benefits from a large garden and a highly desirable Heald Green address, close to local amenities, schools, and transport links.

Given the property's attractive location and flexible layout, we anticipate strong interest. Viewings are highly recommended—contact Callaghans today to arrange yours.

Lounge 13' 1" x 15' 5" (4m x 4.7m)

Dining area 7' 10" x 10' 10" (2.4m x 3.3m)

Kitchen 10' 9" x 7' 5" (3.28m x 2.27m)

Conservatory 7' 2" x 16' 3" (2.18m x 4.96m)

Detached Utility Room 8' 9" x 17' 11" (2.67m x 5.45m)

Family Bathroom 6' 1" x 6' 2" (1.86m x 1.89m)

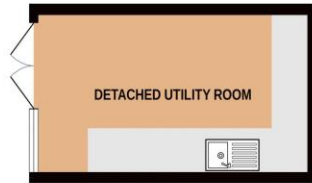
Bedroom One (Back) 9' 2" x 9' 3" (2.79m x 2.83m)

Bedroom Two 13' 0" x 8' 10" (3.97m x 2.7m)

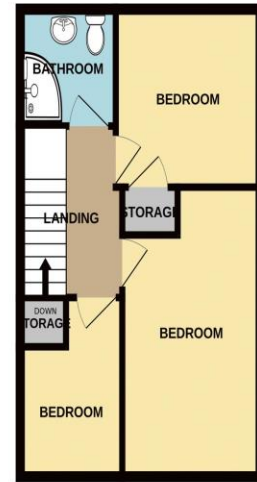
Bedroom Three 6' 6" x 9' 5" (1.98m x 2.86m)

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GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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