



## 55 Frances Street, Cheadle, Cheshire, SK8 2AL

Offers Over £300,000

- Delightful Two Bedroom Cottage
- Recently Installed Modern Kitchen
- Communal Car Park
- Balcony Overlooking Parkland
- Pleasant Rear Patio Garden
- Charming Location
- Deceptively Spacious Accommodation
- Handy Cellar Providing Extra Storage
- No Vendor Chain - Must Be Viewed



# 55 Frances Street, Cheshire SK8 2AL

Attractive Cottage in Delightful Location, Spacious Open Plan Lounge/Dining Room. Recently Fitted Modern Kitchen with Appliances. Balcony To 2nd Bedroom Overlooking Parkland. Pleasant Rear Patio Abutting Park. Handy Cellar with Utility Area. Communal Car Parking. NO VENDOR CHAIN - Must be Viewed !



Council Tax Band: C



Situated on a charming and highly sought after road of similar cottages is our clients' deceptively spacious two bedroom period cottage. Backing on to parkland the property offers many benefits including recently refitted kitchen, rewired 2023, modern bathroom, cellar and balcony with stunning views to the rear.

Briefly comprising: Canopied entrance door, spacious open plan through lounge/dining room with French doors to the rear garden, recently refitted kitchen with a good range of grey units and integrated appliances. On the first floor you find a good sized principle bedroom, second bedroom giving access to the balcony and bathroom with modern white suite. There is also extra storage provided by the useful cellar.

Outside to the rear is a delightful courtyard decked garden abutting the parkland.

Offered with no vendor chain and must be viewed to fully appreciate everything this cottage has to offer

#### ENTRANCE

Canopied entrance, PVC door and skylight over

#### THROUGH LOUNGE/DINING ROOM

26'3" x 14'3"

Maximum measurements.

Spacious open plan room. Double glazed window to the front elevation and double glazed French doors to the rear opening onto the garden. Feature cast iron fireplace (display only) Doorway to kitchen. Turned open plan staircase to first floor. Trapdoor to cellar. two central heating radiators, laminated flooring. Dado rails. meter cupboard.

#### KITCHEN

10'6" x 7'7"

Recently refitted kitchen with a good range of grey fronted units comprising; Bowl and a half single drainer stainless steel sink unit with swan mixer tap, cupboard below, further base, drawer and eye level units. Built in electric four ring hob with splashback, cooker hood over and electric oven below. Integrated fridge/freezer. Plumbed and access for an automatic washing machine (included). Wood block effect work surfaces and upstands, Double glazed window with slate tiled sill overlooking the rear garden, Double glazed door giving access to the rear garden. Tiled floor

#### FIRST FLOOR

##### STAIRS AND LANDING

Open plan staircase to first floor. Landing with doors to all first floor rooms. Laminated flooring. Loft access hatch

##### BEDROOM ONE

14'3" x 11'6"

Maximum measurements.

Spacious double bedroom, double glazed window to the front elevation, central heating radiator, alcove shelving

NB the photo shows laminated floor, this has now been replaced with carpet

##### BEDROOM TWO

9'3" x 7'3"

Double glazed door giving access to the balcony, skylight over door.



central heating radiator, folding door to built in wardrobe with clothes hanging rail and shelf. cupboard over  
NB the photo shows laminated flooring, this has now been replaced with carpet

#### BALCONY

Balcony with pleasant views overlooking the Diamond Jubilee park. NB the balcony floor has recently been recovered

#### BATHROOM

White three piece bathroom suite comprising: Panelled bath with mixer tap and shower from tap over, shower screen. Pedestal wash hand basin with mixer tap, low level WC. Tiled walls and floor. Chrome heated towel rail. double glazed window with obscure glass to the rear elevation, extractor fan

#### BASEMENT

#### CELLAR

Steps down from lounge area to basement. Wall mounted Worcester boiler, cold water tap

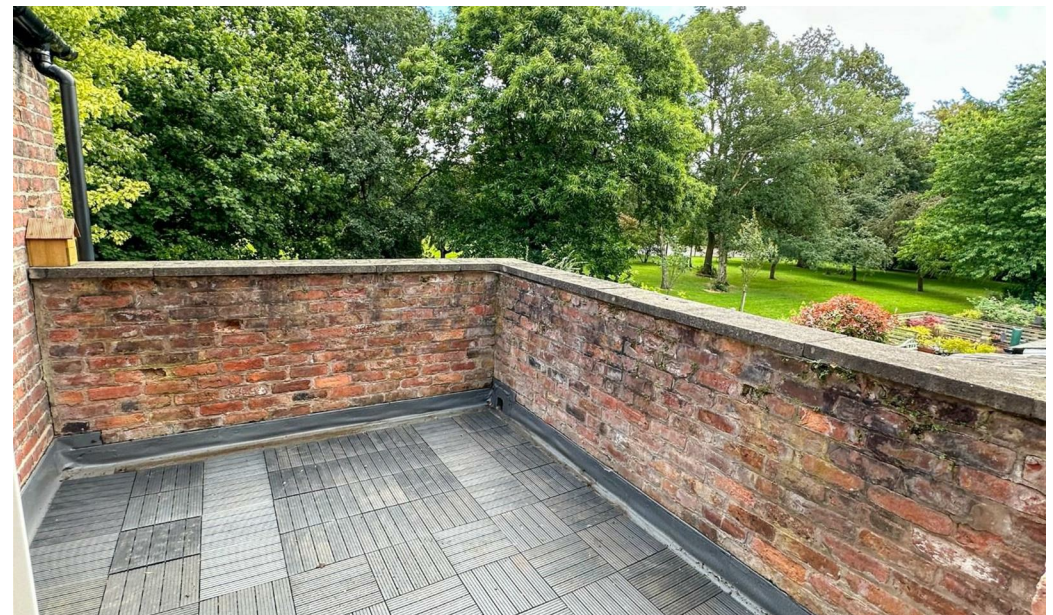
#### OUTSIDE

#### FRONT

Stone flagged frontage

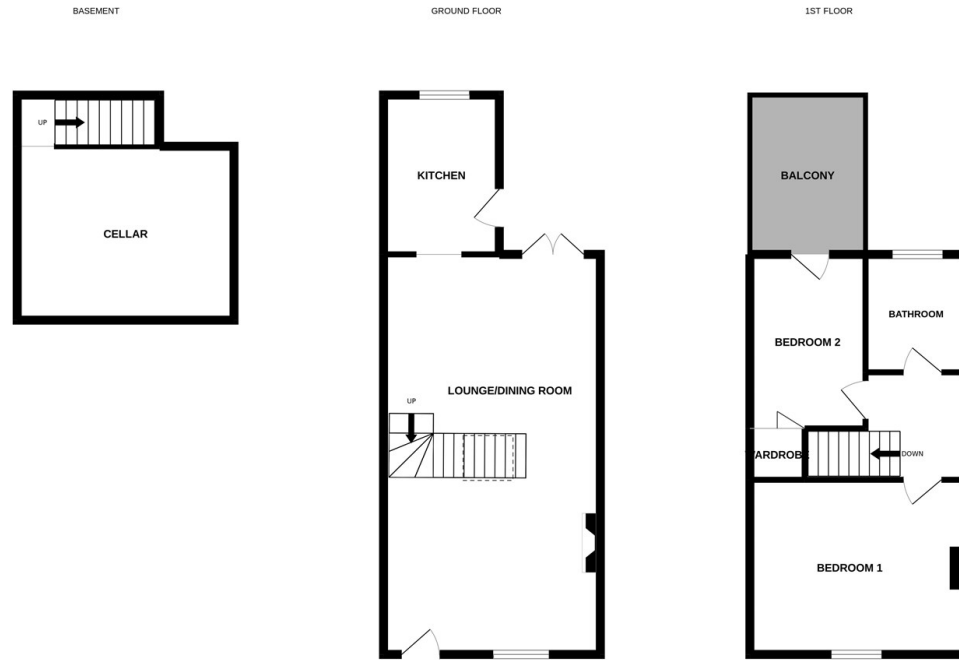
#### REAR

Pleasant enclosed rear patio with raised decked area. Views over Diamond Jubilee Park









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.  
Made with Metreps ©2022



## Directions

park at the top of the road

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	