



John Mellor

5 Barcheston Road, Cheadle, Stockport, SK8 1LJ

JohnMellor



It is with great pleasure that we offer for sale this stunning four bedroom semi detached family home which has been well maintained and much improved over the years and stands on one of Cheadle's most desirable and prestigious cul-de-sacs. Barcheston Road is located within a 0.6 mile walk of Cheadle Village with an abundance of fashionable shops, restaurants and bars, as well as being close to the open space of Bruntwood Park. The property is also perfectly located for popular local primary and secondary schools and has excellent transport links to Manchester Airport and the A34 road network.

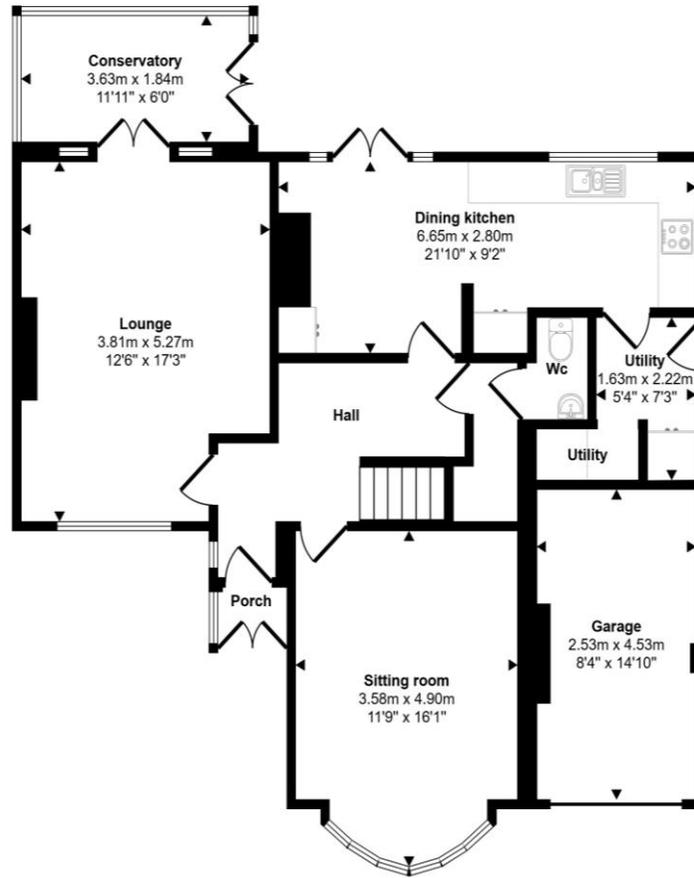


The bright and airy rooms are warmed by gas central heating and include a welcoming hall with a cloak and wc off, two excellent size reception rooms, a beautifully fitted dining kitchen and there is a utility room. A turning staircase from the hall leads to the spacious first floor landing where the four bedrooms and the most attractive large family bathroom will be found. A block driveway provides off road parking and leads to an attached brick garage with an up and over door. Delightful lawned gardens to both the front and rear complete this outstanding family home. Freehold. Council tax band F. Must be viewed!

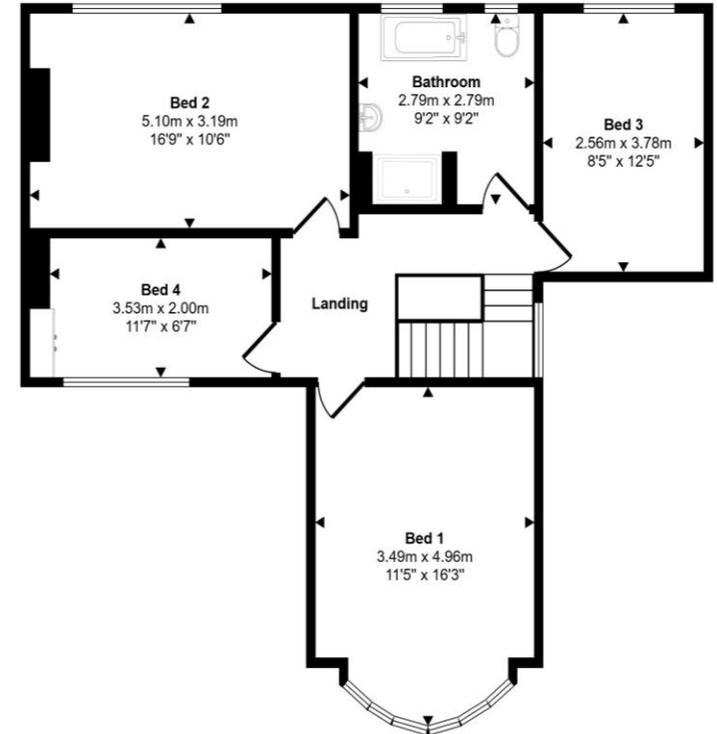


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
163 sq m / 1753 sq ft



Ground Floor  
Approx 93 sq m / 1004 sq ft



First Floor  
Approx 70 sq m / 749 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**JohnMellor**

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273