



**Farley Court**  
**Cheadle, SK8 5JG**

Guide Price £370,000

**Gao**  
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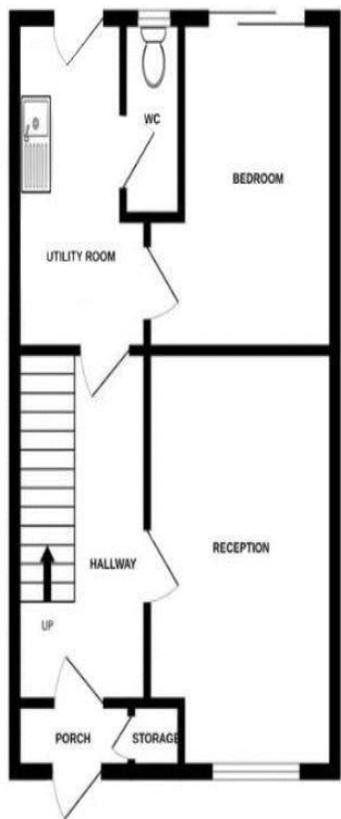
## MAIN FEATURES:

- **Beautifully Presented Mid Terrace Town House Arranged Over Three Floors**
- **First Floor Modern Fitted Kitchen/Diner with Separate Utility Room & Good Size Lounge**
- **Ground Floor Double Bedroom & Reception Room**
- **Three Top Floor Double Bedrooms**
- **Family Bathroom/WC Plus Ground Floor WC**
- **Low Maintenance Rear Garden**

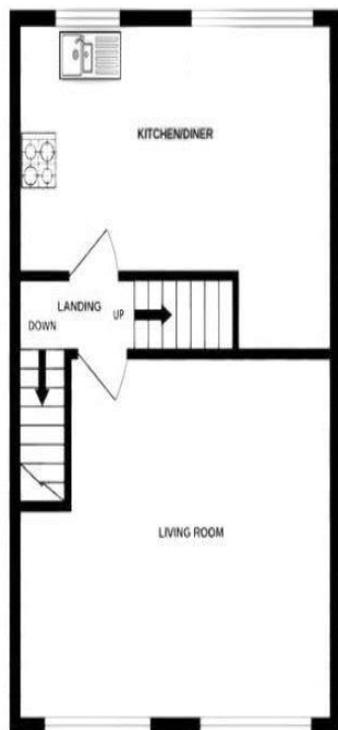
Situated in the highly sought-after Farley Court, this beautifully presented mid-terrace town house offers spacious and versatile accommodation arranged over three floors, perfect for modern family living. The ground floor features a welcoming entrance hallway, a useful utility room, a convenient WC, and a generous double bedroom alongside an additional reception room – ideal as a home office, playroom or guest space. To the first floor, you will find a bright and spacious lounge, perfect for relaxing or entertaining, together with a stylish modern fitted kitchen/diner offering ample storage and dining space for family meals and social gatherings. The top floor hosts three well-proportioned bedrooms and a contemporary family bathroom/WC, providing comfortable accommodation for growing families. Externally, the property benefits from a low maintenance rear garden, ideal for enjoying outdoor space without the upkeep, along with off-road parking for two cars – a valuable feature in this popular residential location.

Farley Court is ideally positioned within easy reach of Cheadle Hulme village, which offers an excellent selection of shops, supermarkets, cafés and restaurants. The area is well regarded for its strong sense of community, green open spaces and convenient transport links, including access to the motorway network and nearby train stations providing direct routes into Manchester and beyond. This superb home combines flexible living space with a prime location, making it an excellent opportunity for families and professionals alike.

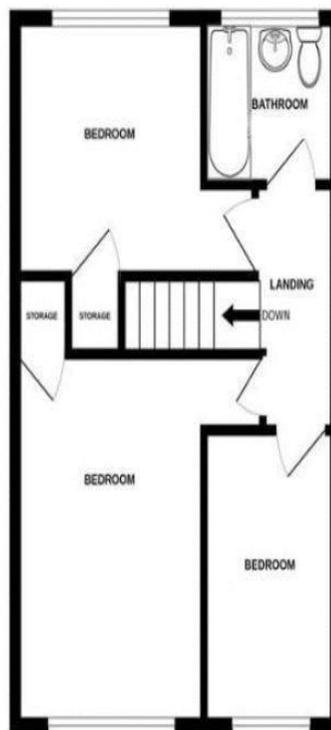
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

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