



## 5 Eastings Close, Cheadle Hulme

£385,000 Freehold

NO ONWARD CHAIN • QUIET CUL-DE-SAC LOCATION • CORNER PLOT WITH GARDEN TO THE REAR AND SIDE • THREE BEDROOMS, ONE BATHROOM PLUS DOWNSTAIRS WC • DRIVEWAY FOR TWO CARS • CLOSE TO CHEADLE HULME VILLAGE AND TRAIN STATION • SCHOOL CATCHMENT FOR THE 'OUTSTANDING' CHEADLE HULME SCHOOL AND BRADSHAW HALL PRIMARY



A fabulous three bedroom semi-detached home sitting on a quiet cul-de-sac close to Cheadle Hulme village and train station. Offered for sale with no onward chain and offering a blank canvas for a new owner. The property benefits from a corner plot with wrap around garden as well as parking for two cars. Inside the property is in turn-key condition, ideal for young families or those looking to downsize.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

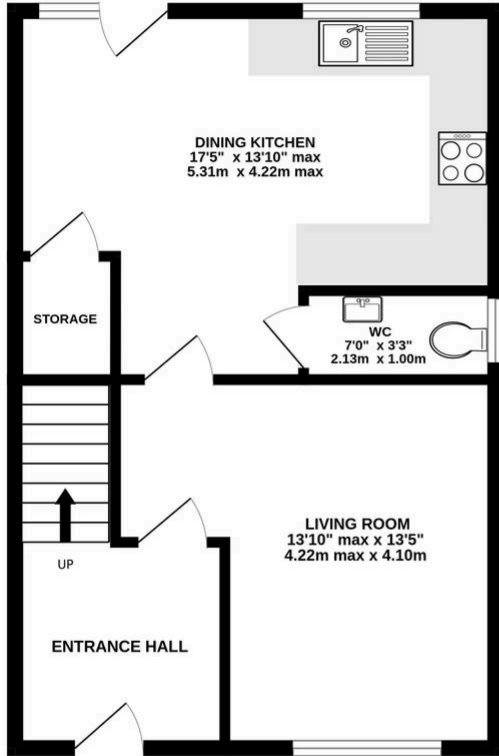
EPC Environmental Impact Rating: B



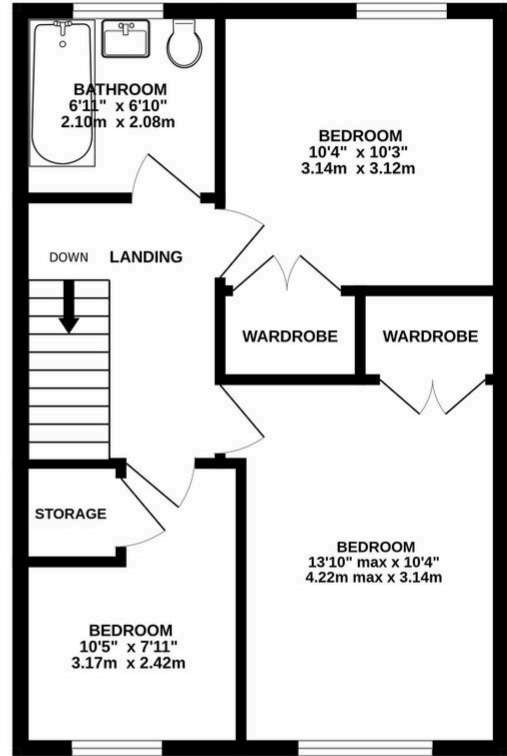
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GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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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Positioned on a quiet cul-de-sac off Turves Road this wonderful home is modern and spacious and yours to move into as soon as possible! Tucked away at the head of the cul-de-sac there are two allocated parking spaces positioned on the driveway in front of the house. A wooden gate to the side of the house provides access to the garden which wraps around the side and rear of the house. With a lawn, raised deck and paved patio this garden provides plenty of space to play and relax all whilst benefitting from a private aspect and secure enclosure. Internally the property is well-presented throughout with spacious rooms and neutral décor. The entrance hall provides a warm welcome and leads into the living room which in turn provides access to the open-plan dining kitchen that spans the width of the house. There is a large storage cupboard and WC off the kitchen, and a patio door provides access to the garden. The first floor boasts three bedrooms comprising two doubles and a single. Each bedroom offers integrated cupboards providing excellent storage. The family bathroom completes the accommodation and is a modern white suite with WC, wash hand basin and bath with shower over.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

