



8 New Hall Avenue
Cheadle SK8 3LQ
Asking Price £575,000

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8 New Hall Avenue

Cheadle SK8 3LQ

Asking Price £575,000



A Well Maintained, Four Bedroom, Two Bathroom (One Ensuite), Extended Ben Turner Detached backing onto open fields and wooded area.

This lovely family home lies off Drayton Drive which is one of the most sought after parts of Heald Green. The property offers: Entrance Porch, Hallway, Lounge with Inglenook, Dining Room, Breakfast room opening into a Fitted Kitchen. Enclosed Side Porch, Downstairs WC, Landing, Four Bedrooms, Two Bathrooms (One Ensuite). Outside: Integral garage. Front Garden mainly made over for parking, Large rear garden which extends to the right hand side of the property.

The property is not far from Heald Green Village, schooling, transport and the A34 bypass where the large stores like Sainsbury's, John Lewis, Marks and Spencer's etc can be found. Both the M56/M60 Motorways are within a few miles.

This is a great family home standing on a generous plot with open rear views.

NOT TO BE MISSED!

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Four Bedrooms
- Two Bathrooms (One Ensuite)
- Extended Accommodation
- Scope for Further Extension
- Large Garden



Tenure: Leasehold
Council Tax: SMBC E

Entrance Hall
11'5" x 8'
Storage Cupboard

Lounge
15'8" x 12'5" (into inglenook)
Attractive Fireplace
Opening to:

Dining Room
10' x 8'4"

Breakfast Room
16'7" x 7'8"
Sliding Patio Door to Garden

Kitchen
12'6" x 8'2"
Fitted Units, Gas Hob, Extractor Hood, Oven/Grill, Part Tiled Wall
Enclosed Side Porch to:

Downstairs WC
Wash Basin/White Suite

Landing
Loft Access

Bedroom One
11'7" x 10'3"
Fitted Wardrobes
Ensuite Shower Room/WC 7'9" x 5'4"
White Suite

Bedroom Two
13'4" into bay x 10'2"
Fitted Wardrobes

Bedroom Three
15'3" x 7'7"

Bedroom Four
8' x 6'9"

Family Bathroom/WC
8'5" inc to 11'4" x 7'5"

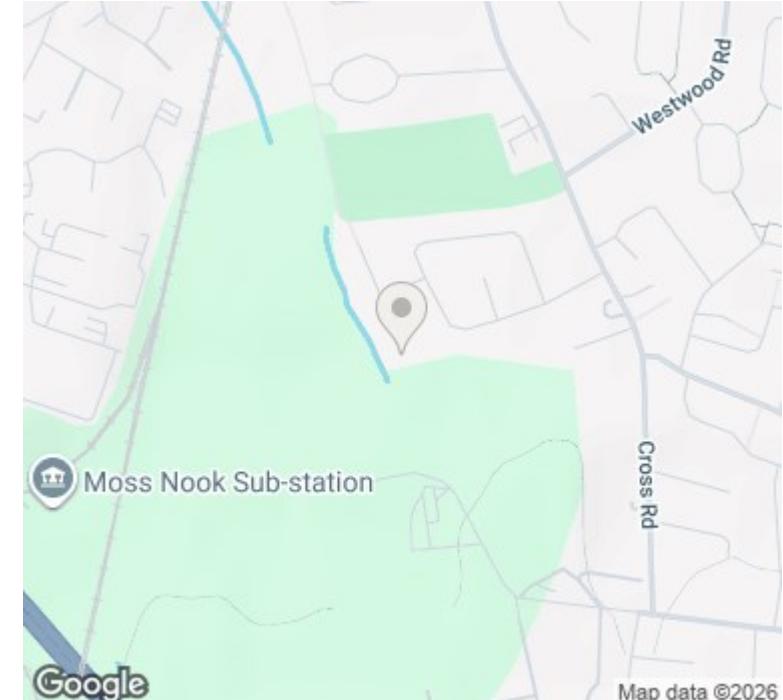
Integral Garage
19'7" x 7'8"
Wall Mounted Gas Boiler
Plumbing for Washing Machine, Door to side porch

Outside
Gardens to front, side and rear with driveway, lawns, flower beds, fencing etc.

Lease Details
999 Years from 18/6/1965 with £10 Per Annum Fixed



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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