



11 Peover Walk
Cheadle SK8 2LW
£175,000

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£175,000

This ground floor flat is presented in good order and it benefits from attractive gardens to both the front and the rear. The rear is enclosed, with a central lawn and gated access.

The accommodation comprises: Entrance hallway with three useful storage cupboards. The living/dining room is of a good size and it enjoys a dual aspect, with large windows to the front and rear. There is a fitted kitchen to the rear of the property, with an external door giving access to the rear garden.

There are two well-proportioned double bedrooms, the principal bedroom featuring fitted wardrobe units. The bathroom is fitted with a white suite, with shower above the bath.

Peover Walk is well-positioned for access to transport links and amenities. These homes provide excellent accommodation and are subject to minimal service/maintenance charges, making them an appealing prospect for a wide range of potential purchasers.

An early internal viewing is advised.

Tenure: Leasehold
Council Tax: Stockport A

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Spacious Living/Dining Room
- Attractive Gardens Front & Rear
- Popular & Convenient Location
- Viewing Essential

Entrance Hallway
With built-in storage cupboards.

Living/Dining Room
16'2 x 11'10

Kitchen
13'5 x 7'4

Bedroom One
11'6 x 11'3

Bedroom Two
7'8 x 10'9

Bathroom
4'11 x 8'2

Externally
Beautifully-presented gated lawned gardens to the front and rear.
Front garden has a covered seating area.
Rear garden has seating area, lawn and decorative borders.
Lockable storage.

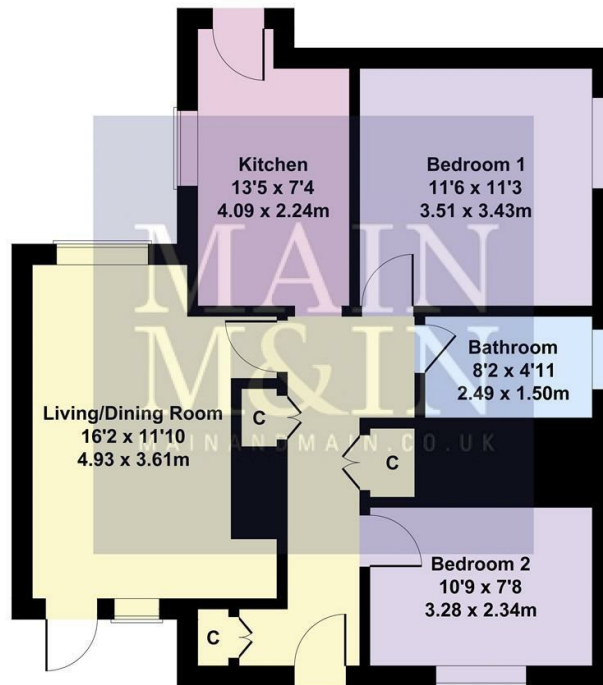
Leasehold Information
87 years remain of a 125 year lease which ends on 18/04/2114.
Monthly Service Charge of £25 payable, which incorporates the Ground Rent and Buildings Insurance.



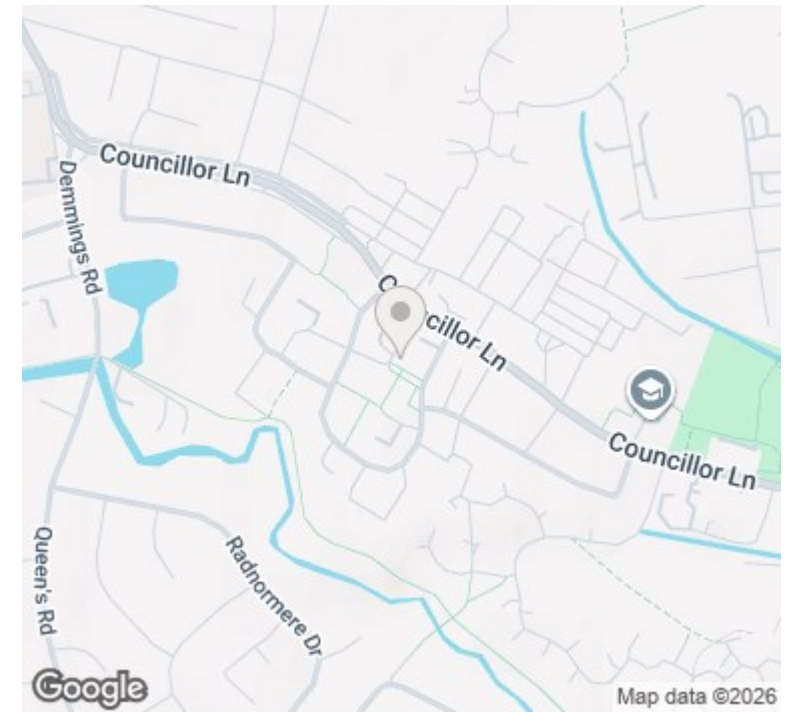


Peover Walk

Approximate Gross Internal Area
688 sq ft - 64 sq m



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

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