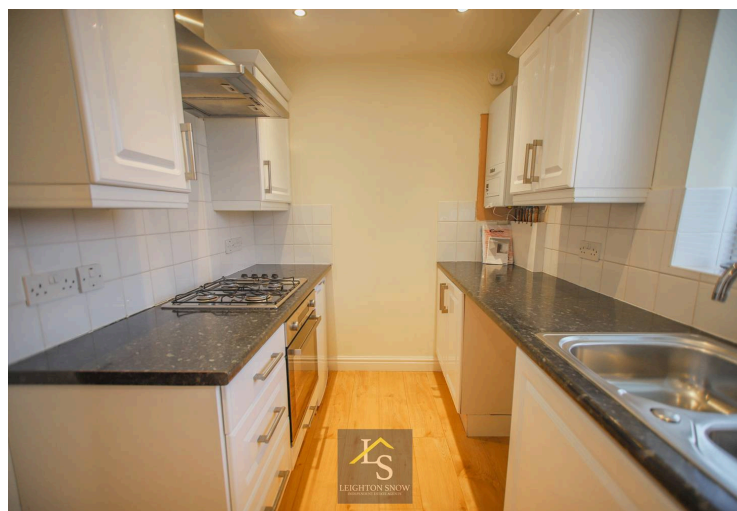




Flat 1, 43 Swann Lane, Cheadle Hulme

£200,000 Leasehold

NO ONWARD CHAIN • CLOSE TO LOCAL SHOPS AND AMENITIES • WELL-MAINTAINED THROUGHOUT • GROUND FLOOR APARTMENT

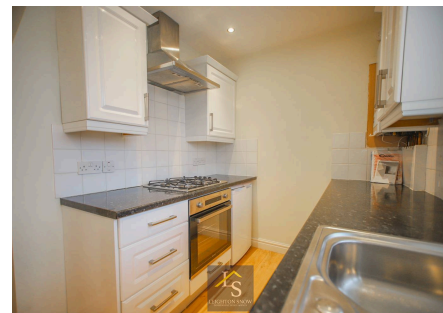


Situated on a beautiful tree-lined road in the heart of Cheadle Hulme, this well-maintained ground floor flat, boasts a superb opportunity for a range of buyers from those looking to downsize, to first time buyers. Conveniently positioned nearby a range of local shops, restaurants and amenities, along with easy reach to the train station, the property boasts excellent practicality. The property is offered, for sale with no onward chain. Council Tax band: A

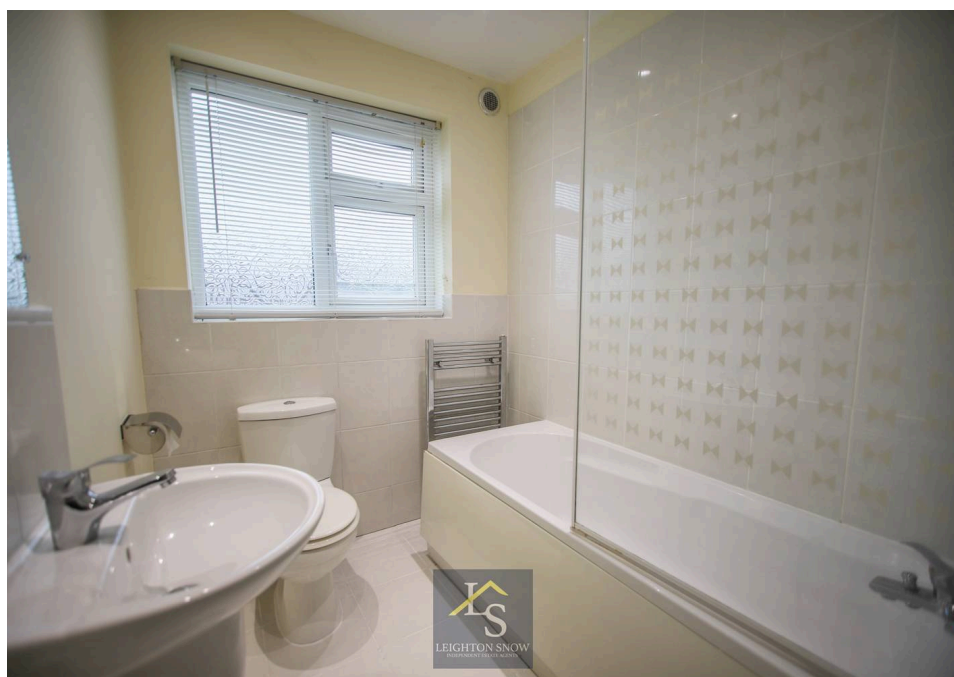
Tenure: Leasehold

EPC Energy Efficiency Rating: E

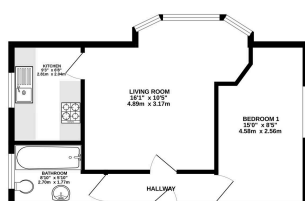
EPC Environmental Impact Rating: E



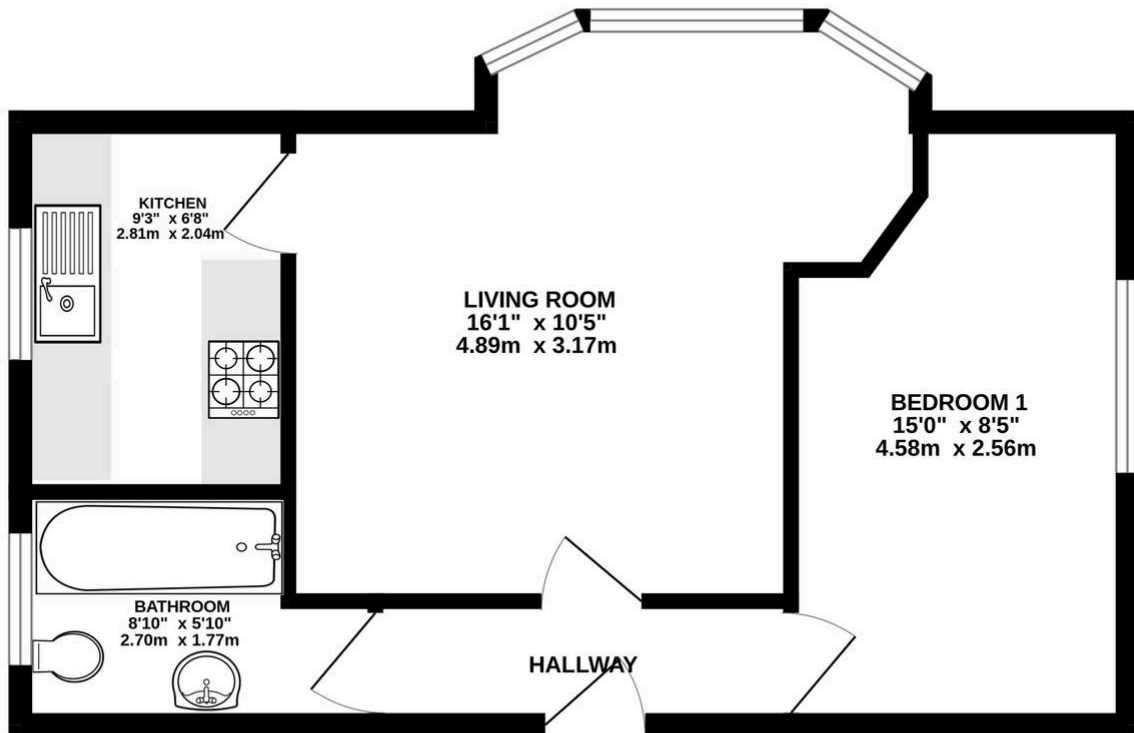
- NO ONWARD CHAIN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- WELL-MAINTAINED THROUGHOUT
- GROUND FLOOR APARTMENT



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 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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Externally, the building has a stunning curb appeal, offering character and charm. Upon entering you are greeted by a communal hallway area, providing easy access to the apartment. The apartment itself, has a good-sized entrance hallway, offering access to the principal rooms within the property. The living room is accessed straight across the hallway, and is adorned with natural light entering via the vast bay window. The bay window creates a lovely, cosy corner for relaxation, with external views of the matured trees. The kitchen is positioned adjacent to the living room, and has been tastefully decorated to include modern units, and fitted appliances for culinary preparation. The bedroom is positioned to the right of the hallway, and offers a wonderful space for relaxation, and personal touches. The bedroom is positioned to the front of the property, and so is filled with natural light from the south facing aspect. The bathroom sits at the other end of the hallway, and is comprised of a w/c, wash-hand basin and bath with a shower over it.

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.

