



2 Chestnut Avenue, Cheadle, Stockport, SK8 1EH

Offers In Excess Of £285,000

- Three Bedroom Semi Detached
- Gardens to Three Sides
- Three Good Sized Bedrooms
- Sought After & Convenient Location
- Large Corner Plot
- No Vendor Chain

2 Chestnut Avenue, Cheadle SK8 1EH

Semi Detached Property set within Good Sized Plot. Large Plot with Gardens to Three Sides. Popular Residential Location.
In Need of Updating & Priced Accordingly. Three Good Sized Bedroom. Refitted Shower Room.
No Vendor Chain. Must Be Viewed !



Council Tax Band: B



Joules bring to the market this three bedroom semi detached family home set within a good sized plot with well kept gardens. Centrally located just off Oak Road in Cheadle, this property is situated in a highly sought after location being only a short distance to Cheadle village and all its shops, amenities and transport links.

Briefly comprising: Entrance porch, vestibule, lounge. separate dining room, kitchen and conservatory. Venturing upstairs the property offers three good sized bedrooms and a shower room.

The aforementioned gardens are to three sides, to the front and side elevations are predominantly lawned gardens with plants and shrubs to borders and feature wrought iron fenced boundaries. To the rear is an enclosed paved garden with conifer screening.

This property is in need of some updating but it give the buyer an ideal starting point to put there own stamp of this great family home.

Offered with no vendor chain and must be viewed to appreciate the true potential this property offers.

Porch

PVC entrance door and double glazed windows. Timber door to lounge

Lounge/Dining Room

17'9" x 12'2" max

Dual aspect reception room with double glazed windows to both the front and rear elevations. Central heating radiator, timber fire surround housing electric pebble effect electric fire with tiled hearth. Door to handy understairs storage cupboard

Dining Room

9'1" x 8'0" plus stairs recess

Double glazed window to the front elevation. Range of kitchen cupboards comprising: base units, larder unit and eye level units. Work top with tiled

splashbacks. Recess for a fridge/freezer (not included). Central heating radiator, doorway to kitchen. Open to staircase to first floor. Space for table and chairs

Kitchen

9'4" x 5'9"

Single drainer stainless steel sink unit with mixer tap, cupboards below, further base and eye level units. Built in Beko hob and fan assisted electric oven/grill. Plumbed and access for an automatic washing machine (not included) . Work surfaces with tiled splashbacks. Double glazed window overlooking the side garden, door to conservatory. Access to handy understairs storage area

Conservatory

8'7" x 7'9"

Double glazed conservatory, double doors opening onto the rear garden

First Floor

Stairs and Landing

Double glazed window to half landing, turned staircase. Loft hatch, doors to all first floor rooms

Shower Room

White suite comprising: Corner walk in shower cubicle housing Triton shower. Low level WC, pedestal wash hand basin. Fully tiled walls, central heating radiator, double glazed window with obscure glass to the side elevation

Bedroom One

12'3" x 11'0"

Two double glazed windows to the front elevation. Central heating radiator

Bedroom Two

9'4" x 9'0"

Double glazed window to the front elevation, built in airing cupboard. Central heating radiator

Bedroom Three

9'0" x 8'6"

Double glazed window to the rear elevation, central heating radiator

Outside

Good sized gardens to three sides. To the front and side are lawned gardens with well stocked mature borders housing numerous plants, flowers and shrubs. Mature fir tree. Paths around the property with fence and gate opening on to the rear garden. Wrought iron fencing to the front and side boundaries.

The rear garden is fully enclosed paved garden with two timber sheds, outside tap, conifer screening.

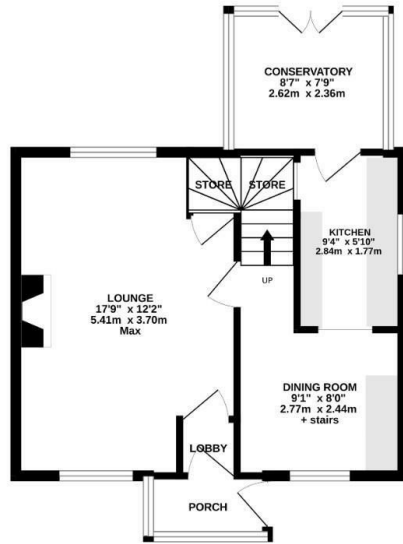
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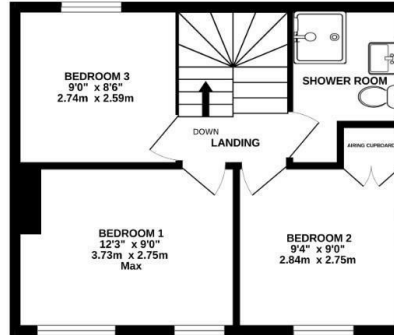




GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

B

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