



*Andrew J.*  
**Dawson**  
Independent Estate Agents

# High Grove Road, Cheadle

Offers Over £525,000

 3  1  2

- Extended Bay Fronted Semi Detached Home
- Three Bedrooms with Bespoke Fitted Wardrobes
- Open Plan Layout Across the Ground Floor with Excellent Proportions
- Impressive Family Shower Room with Under Floor Heating
- Superb Landscaped Rear Garden with Decked Terrace Area
- Central Cheadle Location on One of The Best Tree Lined Roads
- Stunning Family Living Kitchen with Bi Folding Doors and Island Unit
- Utility Area and Ground Floor Wash Room
- Off Road Parking with Electric Gates for Security
- Tenure - Freehold / EPC - C / Council Tax Band - E



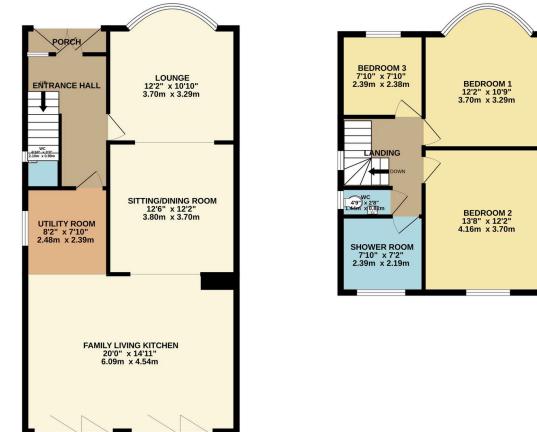
An EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME, boasting SIMPLY STUNNING FAMILY LIVING KITCHEN with BI-FOLDING DOORS and ISLAND UNIT situated on one of CHEADLE'S FINEST TREE LINED ROADS. The accommodation comprises of an entrance porch, hallway with under stairs wash room, a bright and spacious dining room opening into the lounge and the family living kitchen and utility rooms. The first floor reveals three excellent bedrooms of which are served by a recently fitted shower room with a separate W.C. Externally, the property is situated behind electric gates with extensive parking. To the rear is a delightful garden with decked terrace and lawn garden beyond.





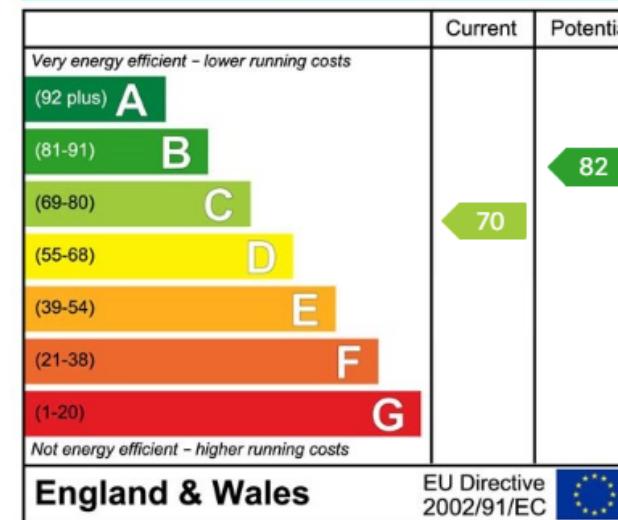
GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should be used as a guide only. They are not to be relied upon for contractual purposes only and should be used as such at your own risk. The floorplans are for illustrative purposes only and should not be used as an accurate representation of the property. The floorplans are not drawn to scale. © 2014 HomeFinders Ltd. All rights reserved. HomeFinders Ltd. is a registered trademark of HomeFinders Ltd. HomeFinders Ltd. is not a member of the National Federation of Estate Agents.

## Energy Efficiency Rating



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