



**46 Lavington Avenue, Cheadle, SK8 2HH**  
**£340,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

## GROUND FLOOR

### Lounge 27'7" x 10'7" (8.42m x 3.25m)

High quality wood effect Herringbone flooring with patio doors leading to the rear garden, exposed feature brick fireplace and log burner

### Kitchen 10'7" x 7'9" (3.23m x 2.37m)

Tile flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

### Bedroom 11'3" x 10'5" (3.45m x 3.18m)

Carpet flooring with bay fronted window and blind

### Bedroom 10'5" x 8'0" (3.18m x 2.46m)

Carpet flooring with window to the rear elevation and blind

### Bedroom 8'0" x 7'5" (2.46m x 2.27m)

Carpet flooring with window to the rear elevation and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and radiator

## EXTERNAL

Beautifully presented and landscaped rear garden benefiting from a South-facing aspect, enclosed by panel fencing with laid to lawn and patio area. Off-road parking to the front of the property for 2/3 vehicles.