

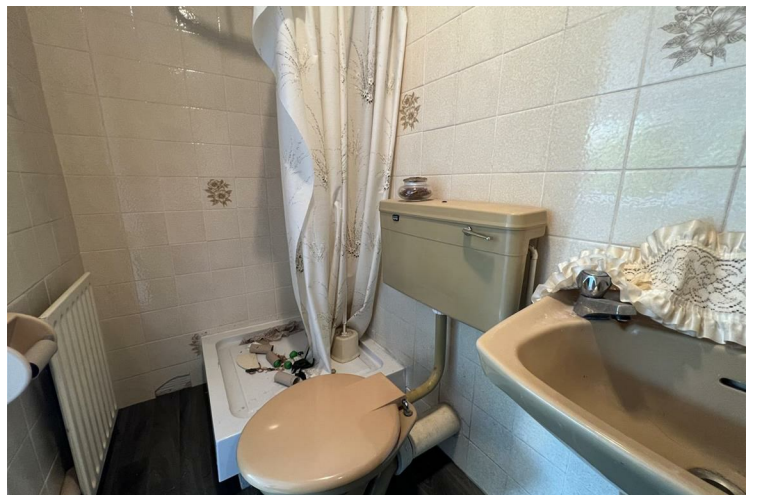


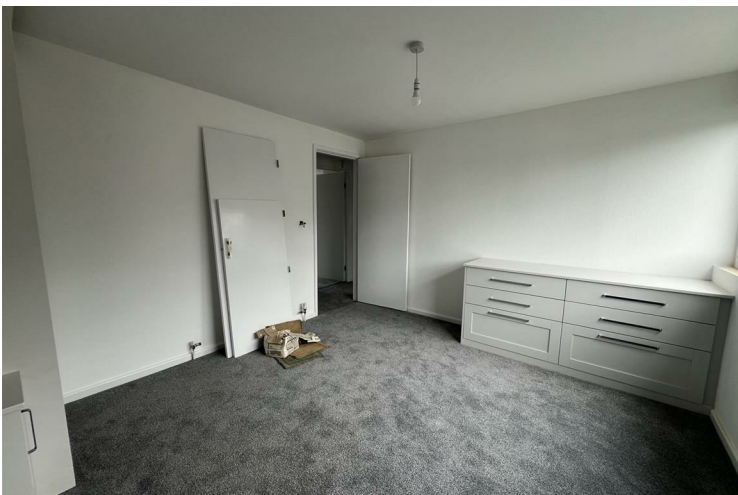
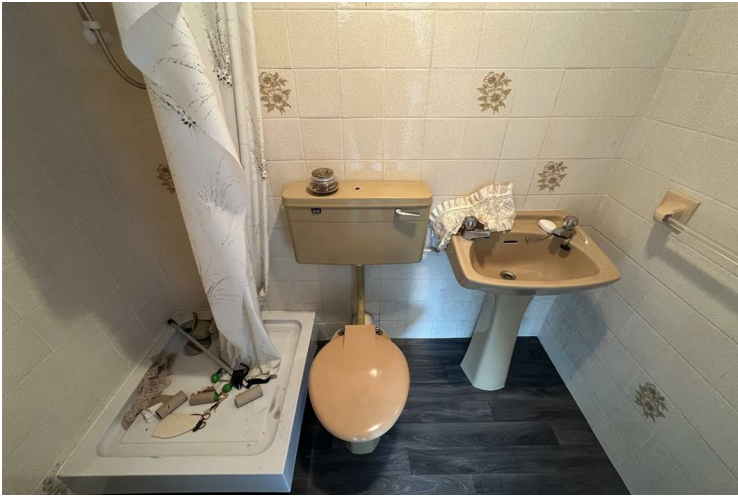
## 11 Henley Avenue Cheadle

**£350,000**  
**LEASEHOLD**

This three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with both space and potential. Having been partially renovated, the home already benefits from new flooring and a modernised bathroom, while still offering scope to add further value. Most notably with the installation of a new kitchen, allowing purchasers to design the space to their own taste. Upon entering, you are welcomed by a useful porch leading into a well-proportioned interior. The ground floor comprises two generous reception rooms, ideal for both relaxing and entertaining, along with a versatile office or study space complete with its own bathroom, perfect for those working from home or requiring additional guest accommodation. Upstairs, the property offers three good-sized bedrooms, a family bathroom, and a separate WC, providing a practical layout for growing families. Externally, there is a driveway and garage offering ample off-road parking, while to the rear, a pleasant garden provides a great space for outdoor enjoyment. The property is ideally situated within close proximity to a range of local amenities including shops, supermarkets, and cafés in Cheadle Hulme village. Highly regarded schools such as Cheadle Hulme High School are nearby, making it an excellent choice for families. For commuters, Cheadle Hulme train station offers direct links to Manchester city centre, while the A34 and M60 motorway network are easily accessible, ensuring convenient travel across the region.

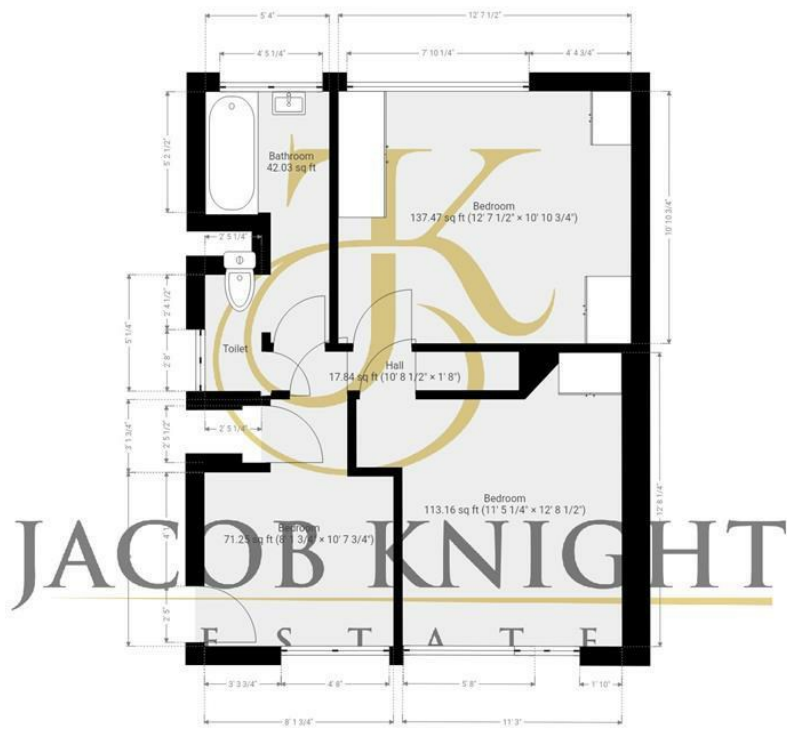












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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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