



## Flat 2, 11 Washington Close, Cheadle Hulme, Cheadle, SK8 6JL

**Price Guide £200,000**

- Well Proportioned Dimensions
- Set in Beautiful Gardens
- Close to Cheadle Hulme Village
- Immaculate and Modern Throughout
- Off Road Allocated Parking To Rear
- Local Amenities and Great Transport Links
- Ground Floor Position
- Only Four Apartments In Total
- No Vendor Chain

# 11 Washington Close, Cheadle SK8 6JL

This classy one bedroom ground floor apartment is integrated within an outstanding executive development. Aesthetically pleasing to the eye, it's an environment that stands out as one of the finest in the area. The owner has clearly looked after their home in every sense. Independent of the eye catching quality, the location is convenient to the village centre with its outstanding range of boutique retail outlets, fine dining eateries & drinking establishments. You are also within easy reach of the train station, Manchester airport and the motorway network, for further accessibility to the wider area. Offered with vacant possession, this is a fantastic and rare opportunity.



Council Tax Band: B



## WASHINGTON CLOSE, CHEADLE HULME

### WASHINGTON D.C.

D.C. could stand for 'divine combination'. This classy one bedroom ground floor apartment is integrated within an outstanding executive development. Aesthetically pleasing to the eye, it's an environment that stands out as one of the finest in the area. The owner has clearly looked after their home in every sense. Independent of the eye catching quality, the location is convenient to the village centre with its outstanding range of boutique retail outlets, fine dining eateries & drinking establishments. You are also within easy reach of the train station, Manchester airport and the motorway network, for further accessibility to the wider area. Offered with vacant possession, this is a fantastic and rare opportunity.

#### Communal Entrance Hall

Secure communal entrance door with intercom system, leading to each of the four apartments. Impressive open staircase. Post boxes.

#### Entrance Hall

Spacious entrance hall providing access to all rooms. Single panel radiator. Intercom phone system and alarm panel. Electric consumer unit above. Wall mounted thermostat. Laminate flooring throughout.

#### Living Room

16'10 x 12'3

Maximum measurements. Spacious living room with two double glazed windows facing out to the front of the property. Two single panel radiators and electric feature fireplace and hearth. Carpeted throughout. TV aerial point and ample amounts of sockets.

#### Kitchen

8'5 x 8'6

Modern and stylish fitted kitchen with a range of base, wall and drawer units with feature lighting below. Large sink with drainer and mixer tap. Integrated Indesit washing machine, fridge/freezer and Lamona slimline dishwasher. Electric Indesit oven and Hotpoint gas hob with extractor fan above. Large corner cupboard housing modern combination boiler (Ideal). Double glazed window with views out to the rear communal gardens. Single panel radiator.

#### Utility/Dining Area

6'3 x 5'5

Formerly used as a small dining area, our client has opted to use the space as a very handy utility/storage area for drying and additional fridge/freezer space. Wall mounted storage cupboards can be found above, also.

## Bathroom

7'3 x 5'6

Modern three piece bathroom suite featuring a low level w/c, sink unit with drawer space below and a full length bath with shower and shower screen above. Tiled walls and laminate flooring. Extractor fan in ceiling.

## Bedroom

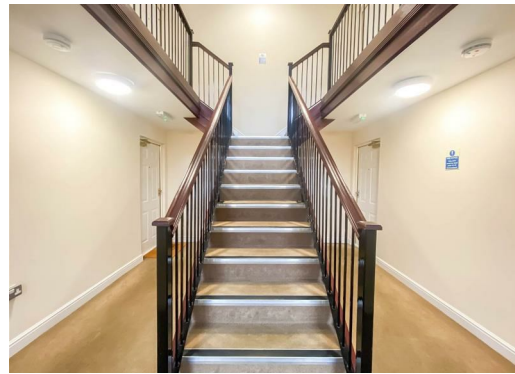
11'5 x 10'2

Well proportioned bedroom with ample space for a large double bed and wardrobe/drawer space. Double glazed window with views to the rear communal gardens. Carpeted throughout. Single panel radiator.

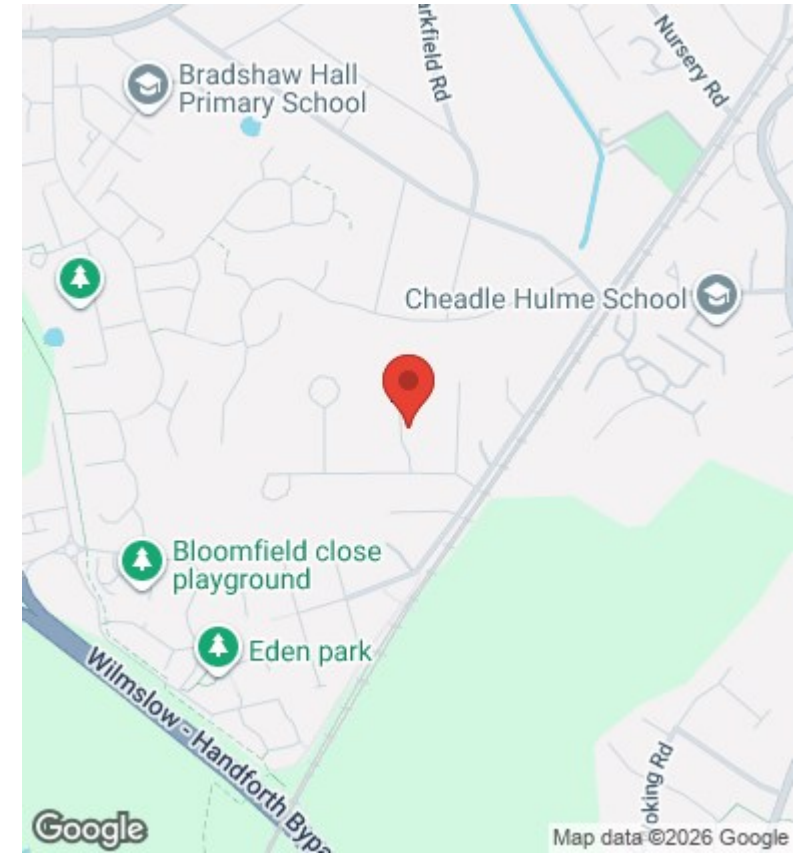
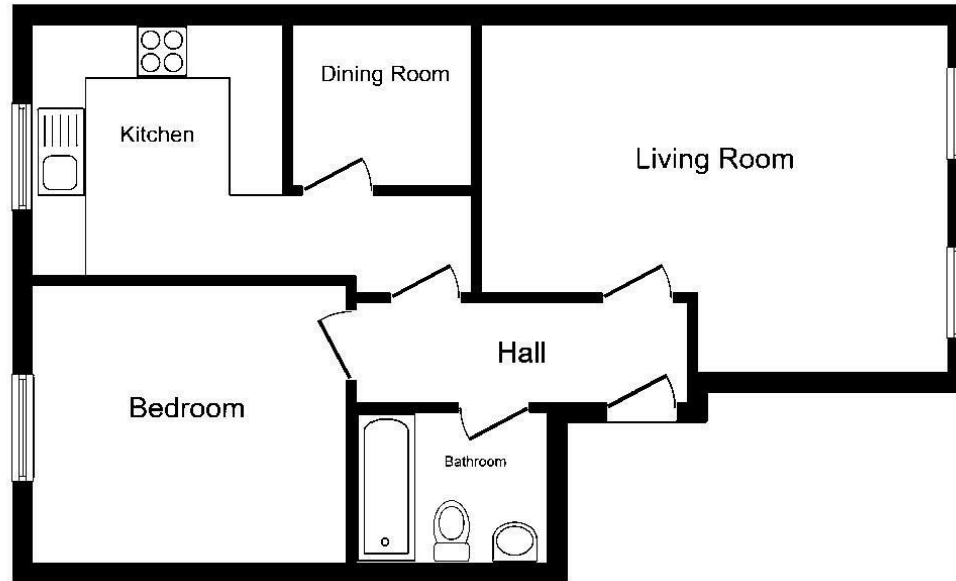
## External

Well maintained and mature communal gardens and designated car parking spaces to the side and rear of the building.





Washington Close, Cheadle Hulme



Directions

Viewings

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

Council Tax Band

B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      | 77        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |