



Woodstock Avenue, Cheadle Hulme, SK8 7LD
£399,950

SNAPES
SALES & LETTINGS AGENTS





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well Presented Three Bedroom Semi Detached
- Large South Facing Rear Garden
- Open Aspect To Rear
- Cul-De-Sac Location
- Entrance Hallway, Two Reception Rooms & Kitchen
- Outside Store & Utility Area
- Three Bedrooms & Bathroom
- Ample Deriveway Parking To Front & Side
- Catchment For Thorn Grove Primary & Cheadle Hulme High School
- Freehold



**Entrance Hallway**

12' 6" x 6' 5" (3.81m x 1.95m)

Living Room

13' 11" x 11' 11" (4.25m x 3.63m)

Dining Room

9' 6" x 11' 10" (2.89m x 3.60m)

Kitchen

10' 11" x 7' 4" (3.33m x 2.23m)

Utility

4' 0" x 5' 5" (1.23m x 1.64m)

Store

7' 1" x 5' 5" (2.15m x 1.65m)

Master Bedroom

12' 7" x 11' 11" (3.84m x 3.64m)

Bedroom Two

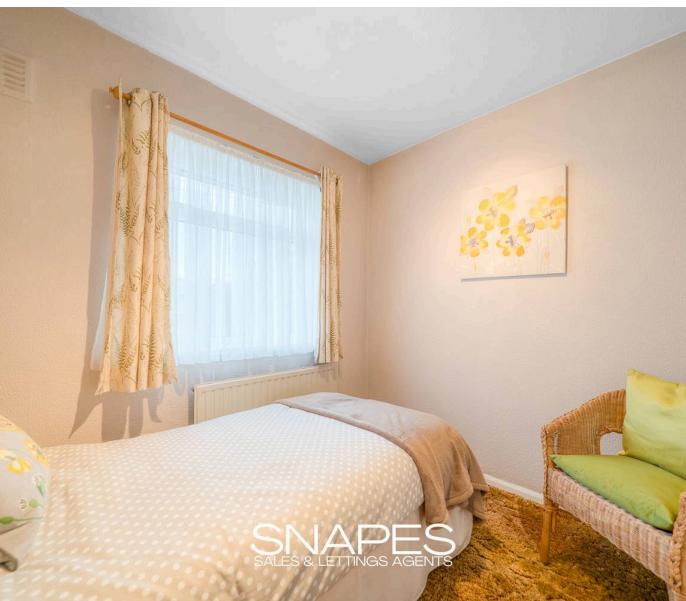
10' 9" x 12' 0" (3.27m x 3.66m)

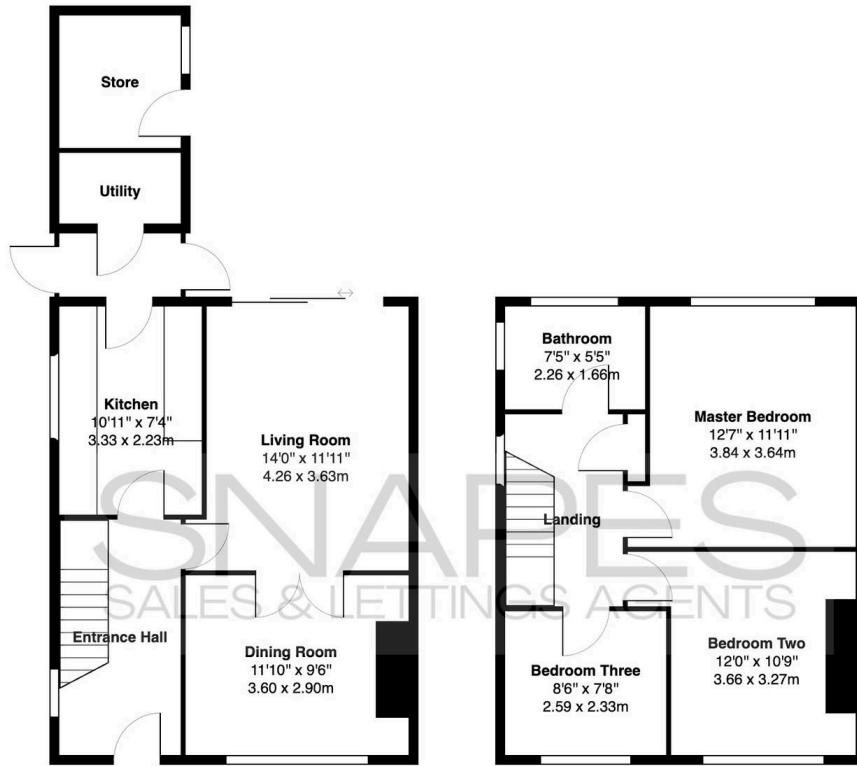
Bedroom Three

7' 8" x 8' 6" (2.33m x 2.59m)

Bathroom

5' 6" x 7' 5" (1.67m x 2.27m)





All measurements are approximate.
The floorplan may not include chimney breasts or support nibs and/or very small recess areas.
If a total floor area is quoted, this will include ALL areas shown on the plan, inc garages.
The area is calculated by the software and is approximate.

Woodstock Avenue, Cheadle Hulme, Cheadle, SK8 7LD

Cheadle Hulme Office

Andrew Snape Estate Agents, 31 Station Road – SK8 5AF

0161 485 2244 • ceadlehulme@snapes.co.uk • www.snapes.co.uk/