



46 Lavington Avenue, Cheadle, SK8 2HH
Offers over £325,000

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.