



**Scholars Drive, Cheadle Heath, STOCKPORT,  
Cheshire**

**Offers Over: £330,000**

*Leasehold*

# Scholars Drive, Cheadle Heath, STOCKPORT, Cheshire

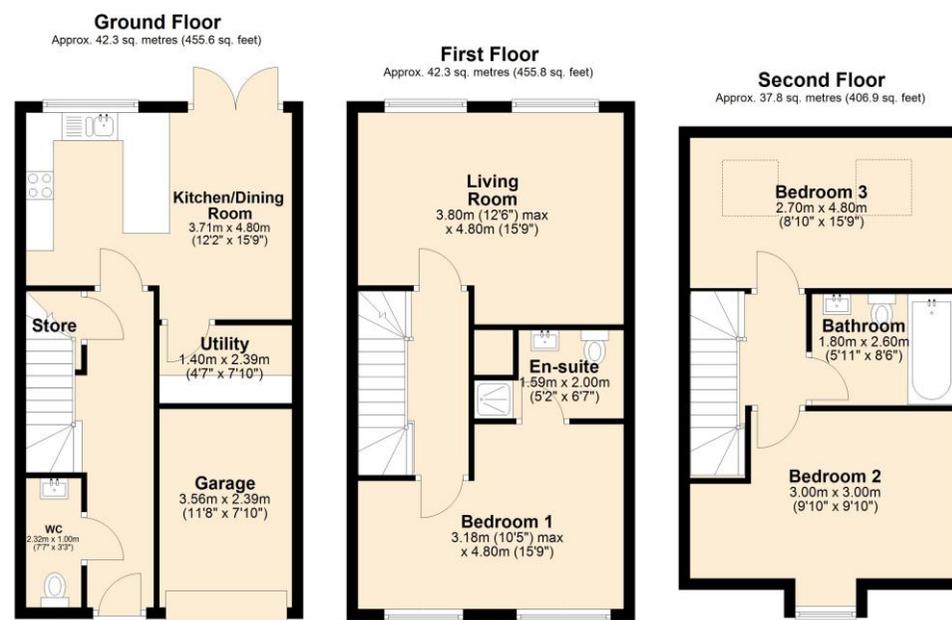
This beautifully presented modern end-terrace home on Scholars Drive, Cheadle Heath is offered to the market with no onward chain, making it an ideal choice for a hassle-free move. Perfectly positioned close to Stockport train station and major motorway networks, the property combines convenience with contemporary living. The area also benefits from a selection of lovely nearby parks and well-regarded, popular schools, making it particularly appealing for families. Recently repainted throughout, the home boasts a driveway to the front providing off-road parking, along with a garage featuring an up-and-over door.

Upon entering, you are welcomed by a bright entrance hall with stylish wood flooring and a useful understairs storage area, with a convenient downstairs WC located just off the hall. To the rear of the ground floor is a spacious open-plan kitchen diner, fitted with a modern range of base and eye-level units and offering space for appliances. The dining area enjoys an abundance of natural light from French patio doors that open out onto the garden, creating an ideal space for entertaining. A separate utility room provides additional space for appliances, including a dryer.

The first floor hosts a generous living room with two windows overlooking the garden, offering a relaxing and light-filled space. To the front is the main bedroom, complete with a contemporary en-suite bathroom featuring herringbone flooring, a walk-in shower, WC, and wash hand basin. The second floor comprises two further well-proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from a good-sized rear garden, mainly laid to lawn, providing the perfect outdoor space for families or those who enjoy entertaining.

- Leasehold
- EPC Grade C
- 999 years from 1 January 2007
- Ground Rent/ Rent Charge: £150 per year
- Council Tax Band D



Total area: approx. 122.5 sq. metres (1318.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.