



28 Cheviot Avenue sales, Cheviot Avenue, Cheadle Hulme

£425,000 Freehold

CLOSE TO BRILLIANT LOCAL SCHOOLS • NEARBY SHOPS AND AMENITIES • NO ONWARD CHAIN • WELL PRESENTED OPEN PLAN KITCHEN DINER • OFF ROAD PARKING



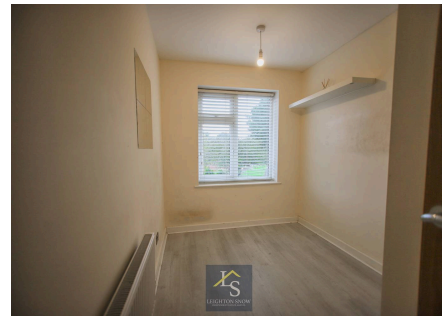
Offered for sale with no onward chain, this fabulous three bedroom link detached property presents a fabulous opportunity for buyers looking for a spacious, well-maintained property. Situated on a lovely quiet cul-de-sac, the property offers a convenient location, nearby a range of local shops, amenities and schools.

Council Tax band: G

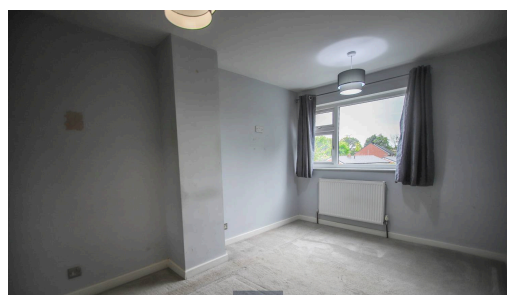
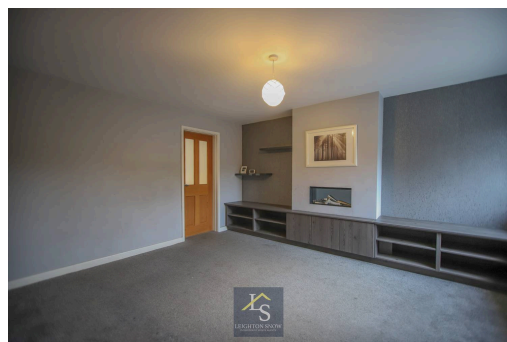
Tenure: Freehold

EPC Energy Efficiency Rating: D

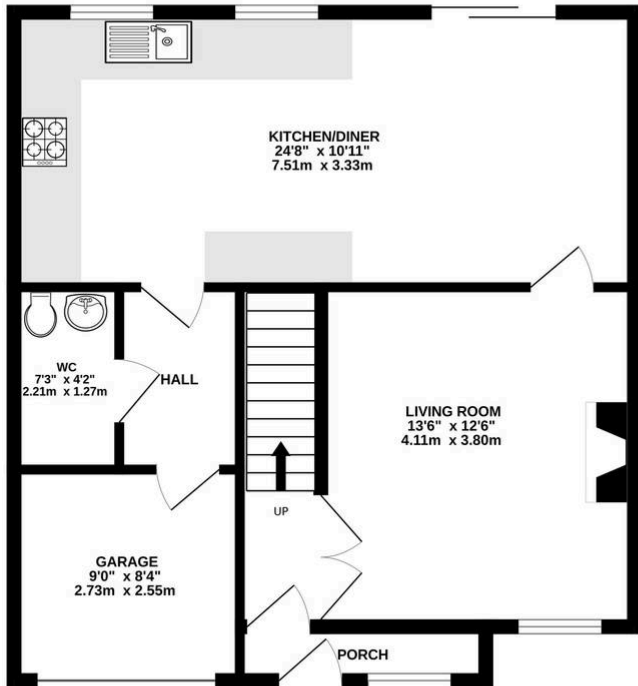
EPC Environmental Impact Rating: D



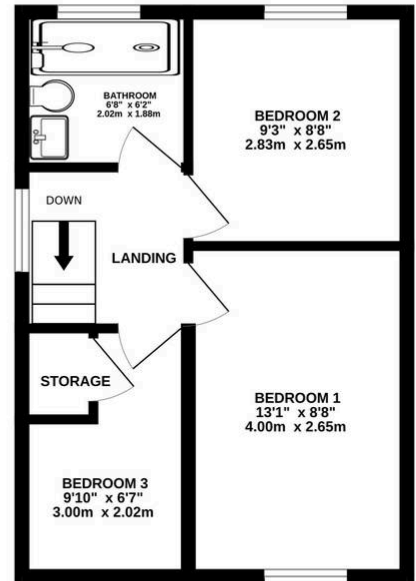
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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offered for sale with no onward chain, this superb three bedroom link detached property presents a fabulous opportunity for buyers looking for a spacious, well-maintained property. Situated on a lovely quiet cul-de-sac, the property offers a convenient location, nearby a range of local shops, amenities and schools.

Upon entering you are greeted by a porch area, providing a great space for storage, coats and shoes, allowing access to the hallway. The living room is accessed via double doors from the hallway, and offers an excellent space for both relaxation and hosting. To the rear of the property, there is an open plan kitchen diner, fitted with a range of modern units, and appliances, with ample work space for culinary preparation. There is a downstairs w/c and utility space, adjacent to the kitchen boasting added practicality.

To the first floor, there are three well proportioned bedrooms, two of which are generous doubles offering ample space for furnishings and personal touches. The family bathroom, has been tastefully decorated with sleek grey tiles, and is comprised of a w/c, wash-hand basin and walk-in shower.

Externally, the property has a lovely curb appeal, with a well-kept driveway, offering off road parking for residents, with the added benefit of on-road parking for guests. To the rear, there is a well maintained private garden area with matured hedges to the rear. The property doesn't shy away from practicality, with a range of storage solutions throughout, ranging from the garage area, to fitted wardrobes in the master bedroom.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

