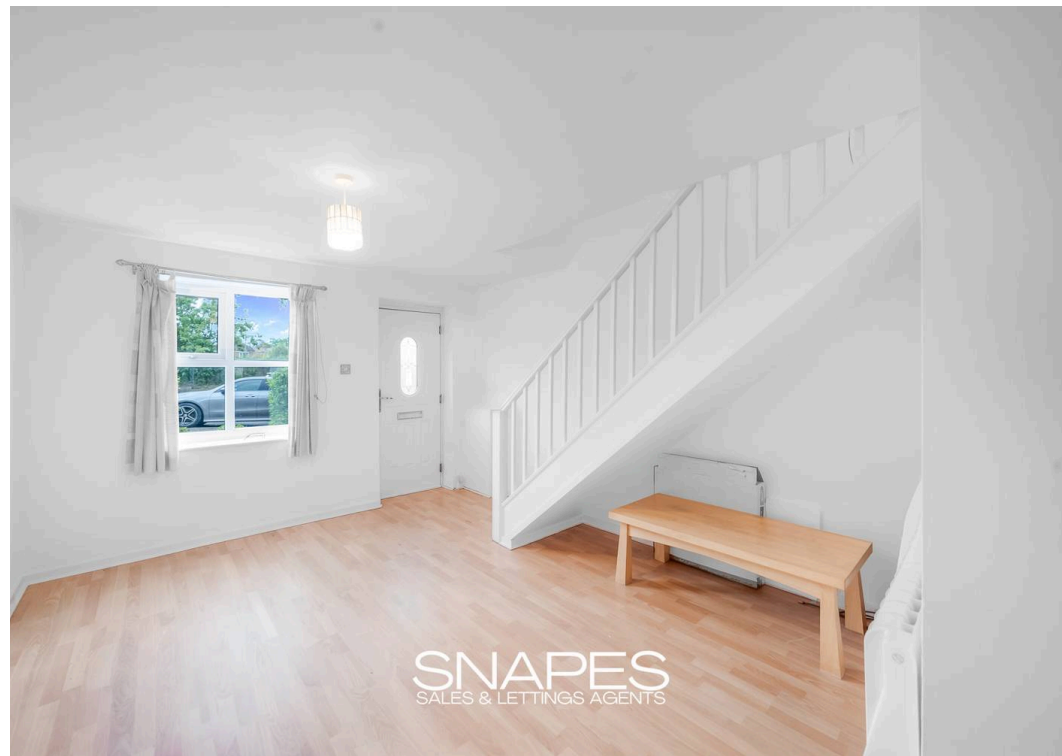




Willow Avenue, Cheadle Hulme, SK8 6BD  
£230,000

SNAPES  
SALES & LETTINGS AGENTS





# Willow Avenue

Cheadle Hulme, Cheadle

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedroom Mid Mews
- No Onward Chain
- Ideal For A FTB or BTL Investor
- Open Aspect To Rear
- Private Rear Garden & Driveway Parking
- Living Room & Kitchen Diner
- Two Bedrooms & Bathroom
- Cul-De-Sac Location
- Catchment For Both Bradshaw Hall Primary & Cheadle Hulme High School





**Living Room**

12' 9" x 12' 2" (3.88m x 3.70m)

**Kitchen**

12' 2" x 7' 3" (3.70m x 2.20m)

**Master Bedroom**

12' 2" x 11' 7" (3.72m x 3.54m)

**Bedroom Two**


12' 4" x 5' 9" (3.75m x 1.74m)

**Bathroom**

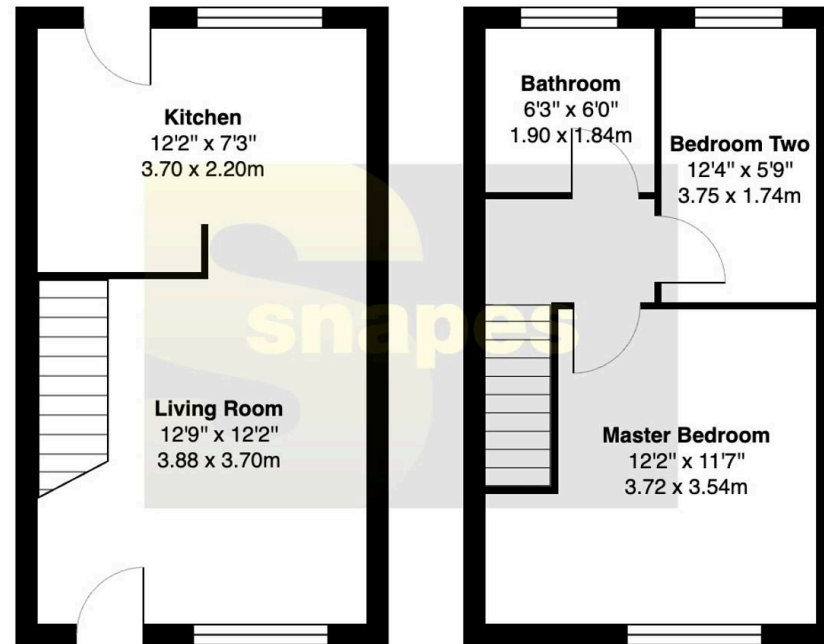
6' 3" x 6' 0" (1.90m x 1.84m)



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Approximate Total Area: 535 ft<sup>2</sup> ... 49.7 m<sup>2</sup>



**Ground Floor**  
Approximate Area: 267 ft<sup>2</sup> ... 24.8 m<sup>2</sup>

**First Floor**  
Approximate Area: 268 ft<sup>2</sup> ... 24.9 m<sup>2</sup>

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.

## Cheadle Hulme Office

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

0161 485 2244 • [cheadlehulme@snapes.co.uk](mailto:cheadlehulme@snapes.co.uk) • [www.snapes.co.uk/](http://www.snapes.co.uk/)