



**GASCOIGNE
HALMAN**

Wrenbury Drive, Cheadle, Stockport
Asking Price £284,000.00

THE AREA'S LEADING ESTATE AGENCY



A deceptively spacious, Three bedroom Terraced House situated in a cul de sac in close proximity to Cheadle Village. Offering three well-proportioned bedrooms, a spacious living room, generous kitchen-diner, a recently upgraded bathroom and downstairs WC. There is off road parking, a useful integral garage and a easy to maintain rear garden.

Property details

- Three good-sized bedrooms
- Convenient location near Cheadle Village, commuter links, and local amenities
- Prime catchment area for surrounding schools
- Potential to convert the garage
- Backs onto well maintained green space
- Downstairs W/C



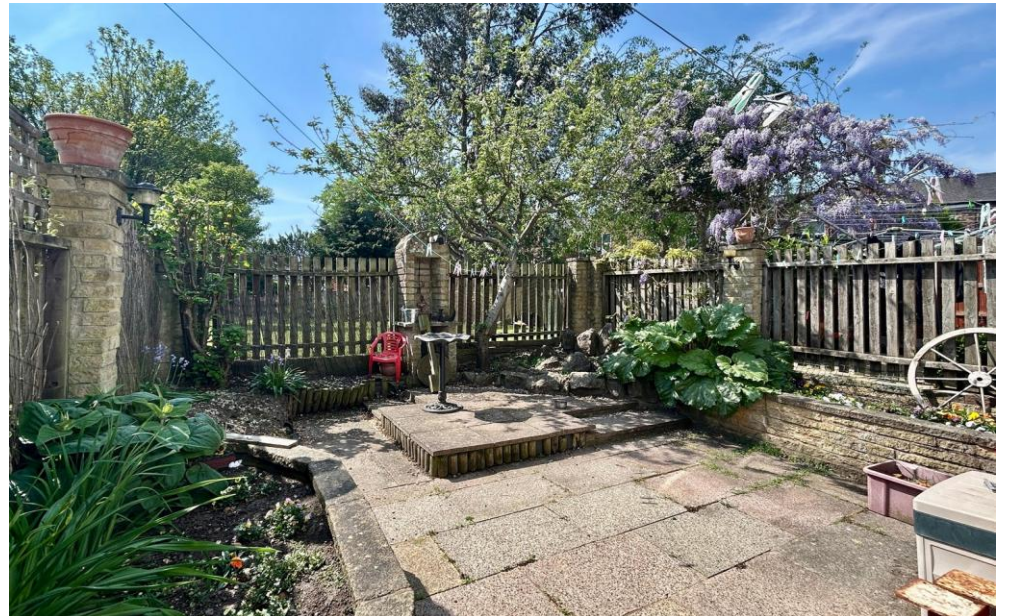
About this property

This versatile terraced house is located close to the heart of Cheadle Village, with easy access to local commuter links and amenities. The property features well-proportioned accommodation throughout and a useful integral garage which represents future potential for conversion.

The ground floor features a welcoming hallway with practical downstairs W/C. There is a well-proportioned kitchen/diner to the front & a bright living room to the rear. The first floor boasts three well-proportioned bedrooms and a recently upgraded bathroom making it an ideal acquisition for families, professionals, or those working from home. There is also a useful boarded loft space.

Externally the property features solar panels to the rear roof and an easy to maintain paved garden which features a charming outlook over green space to the rear.

This property presents an exciting opportunity to create a stylish and comfortable home in a popular and convenient location. Viewings come highly recommended.





DIRECTIONS

SK8 2BH

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

Ask Agent

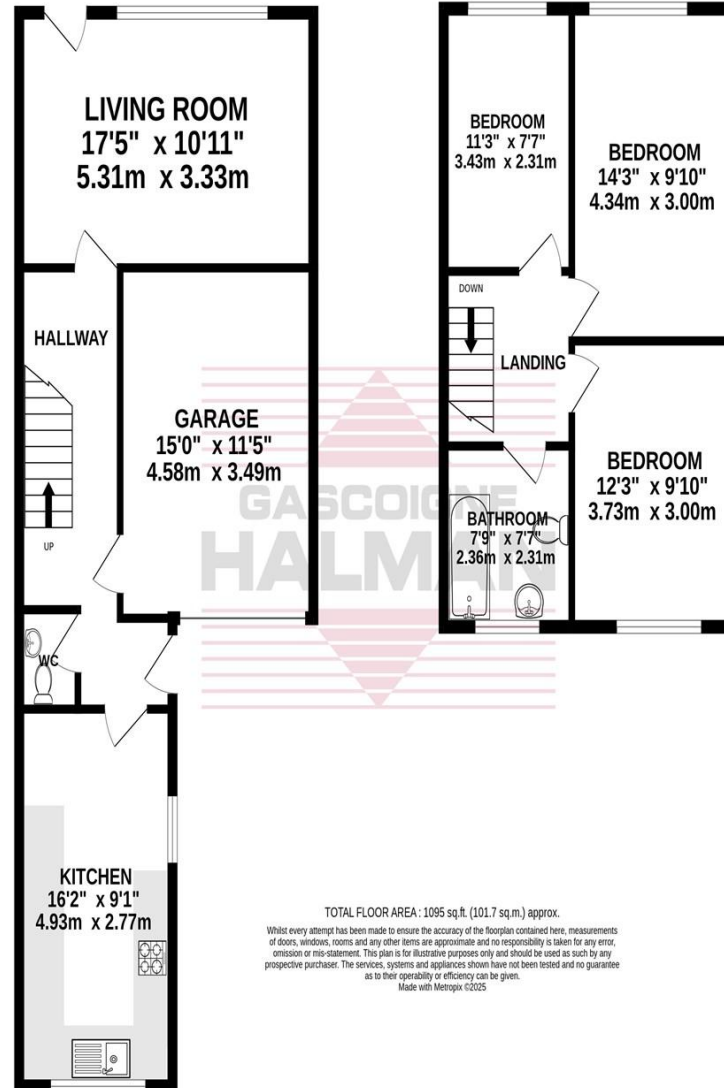
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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