



Musbury Avenue, Cheadle Hulme, SK8 7AT

£435,000

**SNAPES**  
SALES & LETTINGS AGENTS





# Musbury Avenue

Cheadle Hulme, Cheadle

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculately Presented & Modernised Three Bedroom Semi Detached
- Entrance Hallway, WC & Living Room
- Stylish Open Plan Kitchen Diner
- Three Good Sized Bedrooms & Modern Bathroom
- Nicely Sized Private Rear Garden
- Detached Garage & Driveway Parking With EV Charger
- Highly Sought After Location In Central Cheadle Hulme
- Short Distance Away From Shops, Bars & Restaurants
- Catchment For Lane End Primary & Cheadle Hulme High School





**Living Room**

14' 2" x 8' 9" (4.32m x 2.66m)

**Kitchen Diner**

18' 9" x 10' 5" (5.71m x 3.18m)

**WC**

**Master Bedroom**

12' 6" x 11' 1" (3.80m x 3.38m)

**Bedroom Two**

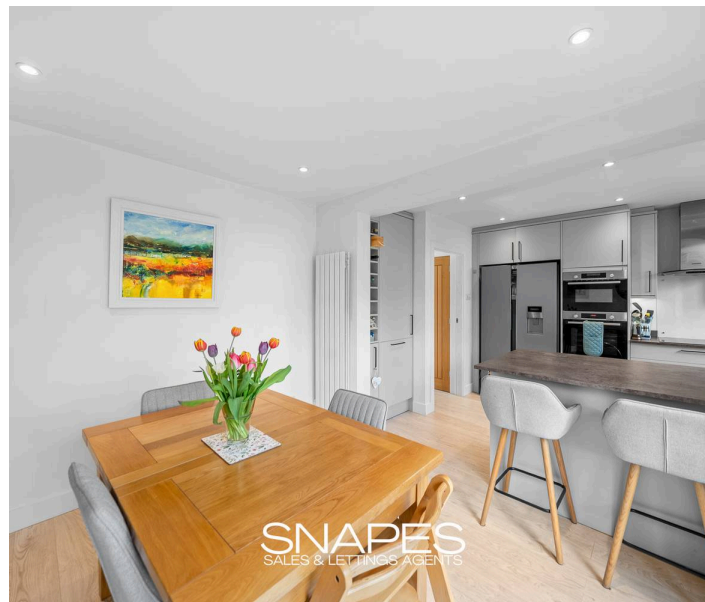
11' 1" x 10' 6" (3.38m x 3.21m)

**Bedroom Three**

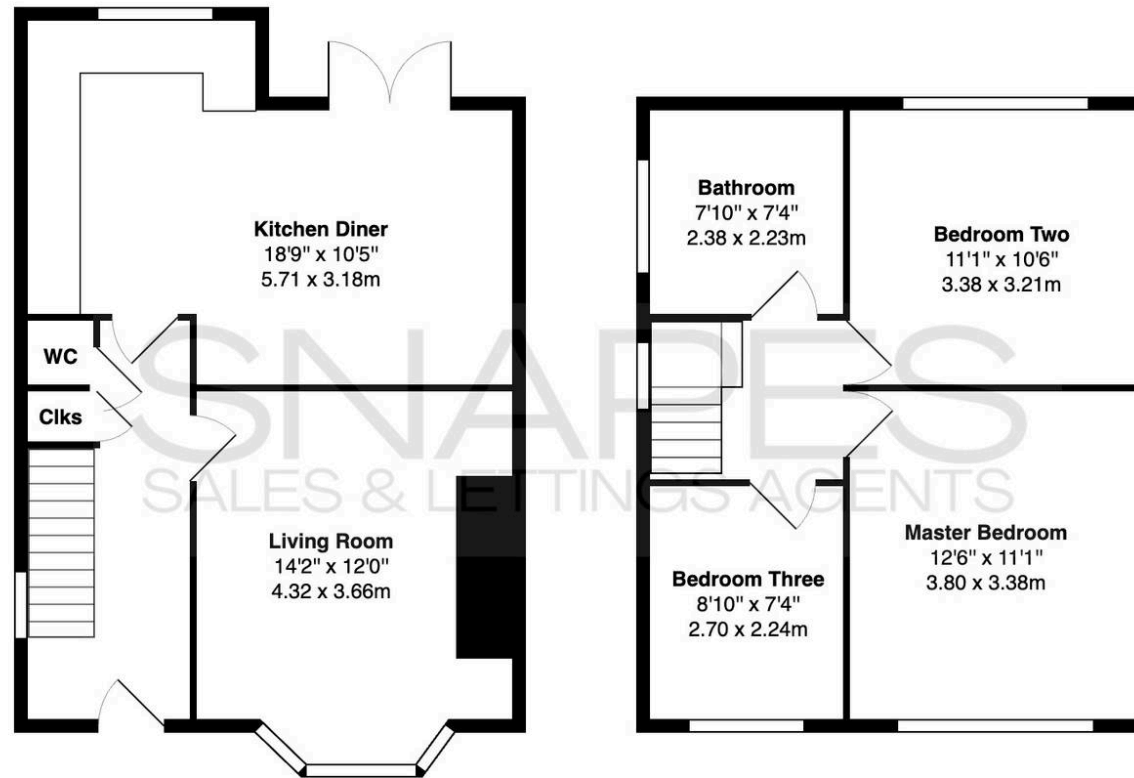
8' 10" x 7' 4" (2.70m x 2.24m)

**Bathroom**

7' 10" x 7' 4" (2.38m x 2.23m)







Approximate Total Area: 899 ft<sup>2</sup> ... 83.6 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

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