



Councillor Lane, Cheadle Hulme, Cheadle, SK8

Asking Price **£225,000**

3 Bedroom modern Mews

Downstairs Cloakroom + Ensuite Shower Room

Two parking spaces to rear

Dining Kitchen

Ready to move into!

Low maintenance Garden EPC B

Ian Tonge Property Services are delighted to offer to the market this modern three bedroom end Mews style property built by Westby Homes. Beautifully appointed throughout and boasting deceptively spacious accommodation with the added benefit of a low maintenance garden plus two parking spaces. This super property is ideally positioned close to all local amenities including local motorway networks, schools and shops and briefly comprises:- Entrance Hall, Lounge, downstairs Cloakroom/W.C., superb Dining Kitchen, three Bedrooms - the master with Ensuite Shower Room plus a further Bathroom. The property is ready to move into and would make an ideal home for a First-Time-Buyer or anyone looking to downsize. **VIEWING A MUST!!**

Entrance Hall

Composite front door with leaded inserts, radiator, staircase with handrail to first floor, upvc double glazed window to side, door to

Lounge

15'1" (4m 59cm) x 12'7" (3m 83cm)

Upvc double glazed window to front, radiator.

Cloakroom/W.C.

Upvc double glazed patterned glass window to side, pedestal wash hand basin and push button w.c, radiator, tiled flooring, extractor fan.

Dining Kitchen

15'10" (4m 82cm) x 9'1" (2m 76cm) extending to 13'2" (4m 1cm)

Upvc double glazed window to rear and upvc double glazed french doors to rear, radiator. The kitchen is fitted with a range of grey base and wall cupboards with wooden work surfaces incorporating a one and a half bowl sink unit with mixer tap and inset 4 ring gas hob with stainless steel back plate and stainless steel canopy extractor hood above with electric oven below. Integrated dishwasher, fridge freezer and washer/dryer. Cupboard housing Ideal Gas combination central heating boiler. Tiled flooring. Ample space for a dining table and chairs.

Landing

Upvc double glazed patterned glass window to side, radiator, built in airing cupboard. Loft access, wood spindle balustrade.

Bedroom One

10'9" (3m 27cm) x 9'2" (2m 79cm)

Upvc double glazed window to front, radiator.

Ensuite Shower Room

Fully tiled enclosed shower cubicle with T-Bar shower, pedestal wash hand basin and push button w.c., chrome heated towel rail, tiled flooring, extractor fan.

Bedroom Two

10'6" (3m 20cm) x 8' (2m 43cm)

Upvc double glazed window to rear, radiator.



Bedroom Three

7'1' (2m 15cm) x 7'6' (2m 28cm)

Currently used as a Dressing Room. Fitted cupboards with rails, shelves and drawers to two walls. Radiator.

Bathroom

Upvc double glazed patterned glass window to front, radiator. Panel bath, pedestal wash hand basin and push button w.c. Tiled walls and flooring.

Front

Flagged with small lawned verge.

Rear

Flagged for ease of maintenance. Fencing surround with side access gate, raised border, timber storage shed, exterior lighting. There are two allocated parking spaces located at the rear of the property.

AGENTS NOTES

We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise

prospective purchasers to satisfy themselves on these points prior to exchange of contracts.

Tenure

We understand the Tenure of the property is Leasehold

Directions

Travelling from Cheadle Hulme Village, continue along Ladybridge Road to the traffic lights. Turn left onto Councillor Lane where the property can be found on the left hand side.

Viewings

By appointment with Ian Tonge Property Services, 324 Buxton Road, Great Moor, Stockport, SK2 7DD. Telephone 0161 483 5581

Disclaimer

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The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



