



2 Woodstock Avenue
Cheadle Hulme SK8 7LD
£245,000

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£245,000

This purpose-built ground floor apartment is surprisingly spacious and it benefits from a large block-paved driveway to the front and a well-proportioned garden to the rear.

The property is well-placed for access to amenities, good transport links and sought-after local schools: Thorn Grove Primary and Cheadle Hulme High School are close by.

An entrance hallway leads on to a spacious living room with bay window and feature fireplace. There is a fitted kitchen with double-glazed doors opening to the rear garden. The property boasts two good double bedrooms and a bathroom which is fitted with a white suite.

The rear garden (belonging to this flat only) is of particular note: Unusually large for an apartment at circa 60 feet in length, there is a paved seating area, a gravel-covered section and a large lawned expanse, with a brick-built store. To the front, the driveway offers excellent off-road parking space.

This is a rare opportunity which will appeal to owner-occupiers and landlords alike: Don't miss out!

Tenure: Leasehold
Council Tax: Stockport B

- Two Double Bedrooms
- Fitted Kitchen
- Bathroom
- Spacious Living Room
- Driveway
- Large Gardens - belonging to the flat
- Gas Central Heating
- PVCU Double Glazing
- Sought-after Location
- Ground Floor Position

Entrance Hallway

Living Room
14'4 into bay x 13'11

Kitchen
9'4 x 9'6

Bedroom One
12'11 x 11'11

Bedroom Two
12'10 x 9'6

Bathroom
8'11 x 5'4

Externally
Garden and driveway to the front.
Large garden to the rear.

Tenure Information:
Leasehold: 239 years remain of a 250 year lease which commenced on 26/07/2004, ending on 26/07/2254.
Ground rent: £10 PA
Service Charge: £346.81 PA



Woodstock Avenue

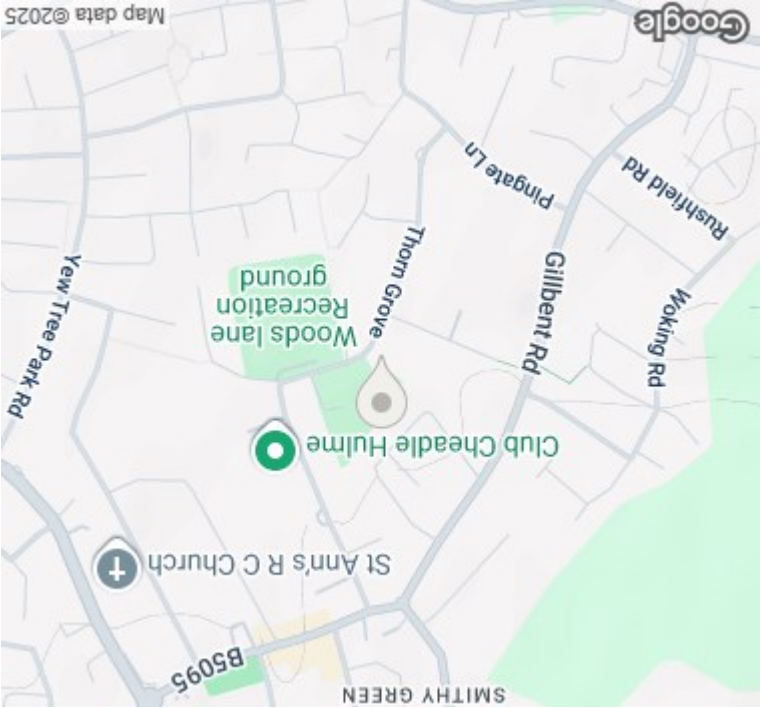
Approximate Gross Internal Area
736 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A	(92 plus)	Not environmentally friendly - higher CO ₂ emissions
	B	(81-91)	
	C	(69-80)	
	D	(55-68)	
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
		Current	Potential
		72	64

Environmental Impact (CO ₂) Rating		England & Wales	
		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A	(92 plus)	Not environmentally friendly - higher CO ₂ emissions
	B	(81-91)	
	C	(69-80)	
	D	(55-68)	
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
		Current	Potential

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