



9 Brecon Avenue  
Cheadle Hulme SK8 6DA  
Asking Price £350,000

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# 9 Brecon Avenue

## Cheadle Hulme SK8 6DA Asking Price £350,000

Immaculately presented Two Double Bedroom Detached Bungalow.

A STUNNING TWO DOUBLE BEDROOM\*\* \*\*DETACHED BUNGALOW\*\* . Tucked away at the head of the avenue the property occupies a quiet position. Bruntwood Park is within walking distance as well as the local shops on Turves Road. In addition, Cheadle Hulme Village and Station is only a short drive away which offers a wide choice of shops, restaurants, bars and supermarkets.

The accommodation briefly comprises; Entrance hallway, two separate storage cupboards, two double bedrooms, shower room presented with a cutting edge finish, superb modern fitted kitchen/dining area with integrated appliances, lounge.

The property benefits from a spacious driveway leading to a detached garage, beautifully presented front garden and spacious enclosed rear garden offering a delightful place to enjoy outdoor entertaining with friends and family. \*\*BOOK A VIEWING TODAY TO AVOID DISAPPOINTMENT\*\*

- TWO BED DETACHED BUNGALOW
- IMMACULATELY PRESENTED
- SUPERB KITCHEN WITH APPLIANCES
- CUTTING EDGE SHOWER ROOM
- OPEN PLAN LIVING ROOM
- DETACHED GARAGE
- BEAUTIFUL GARDENS
- RESIN BONDED DRIVEWAY
- FREEHOLD

Tenure: Freehold  
Council Tax: SMBC C

### ENTRANCE HALLWAY

Immaculately presented hallway, accessed from the side elevation . Doors lead to all rooms to include two storage rooms.

### SHOWER ROOM/WC

7'8" x 6'

Spacious walk in shower fitted with a raindrop shower head, low level WC, wash hand basin with vanity unit providing bathroom storage, wall mounted mirrored bathroom cabinet, wall and floor tiling.

### KITCHEN/ DINING AREA

15 x 8'7

modern fitted kitchen is fitted with a range of base, wall and drawer units with integrated fridge freezer

### LOUNGE

12'8 x 10'4

Electric wall fire

### BEDROOM ONE

11' x 9'10"

### BEDROOM TWO

9'9" x 7'9"

### EXTERNAL

The property offers a private front garden together with a bonded resin driveway to a gated car port and access to the garage.

The rear garden is enclosed and private and also includes a greenhouse.



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

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Company Registration No. 5615498