



20 Bridgend Close
Cheadle Hulme SK8 5RP
£330,000

MAIN
M&IN
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



20 Bridgend Close Cheadle Hulme SK8 5RP

£330,000

Offered for sale with no onward chain, this link-detached house is located in a pleasant cul-de-sac.

An entrance hallway leads to a living room which opens to a dining room which has patio doors to the rear garden. A fitted kitchen completes the ground floor, whilst upstairs are three bedrooms and a family bathroom.

The house stands behind a paved driveway, whilst to the rear is an enclosed garden with lawn and deck. There is a covered area alongside the house and a large timber shed (15'6" x 7'7") provides storage space, in addition to the attached garage (17'8" x 8'5").

This is a well-presented home which is likely to appeal to a wide range of potential purchasers. The location is sought-after and it enjoys good transport links and amenities, with schools for all age groups easily accessible.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway
- Enclosed Garden
- Attached Garage
- No Onward Chain

Entrance Hallway

Tenure: Freehold
Council Tax: Stockport D

Living Room
13'1" x 12'2"

Dining Room
7'1" x 9'9"

Kitchen
9'9" x 7'10"

Attached Garage
17'8" x 8'5"

Bedroom 1
12'3" x 9'1"

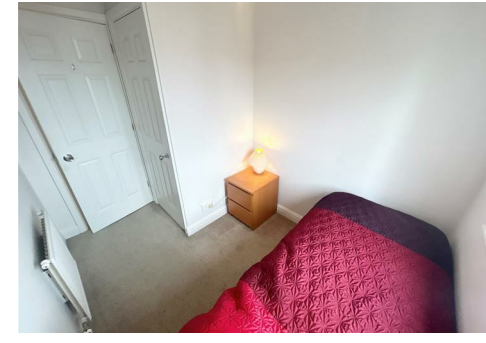
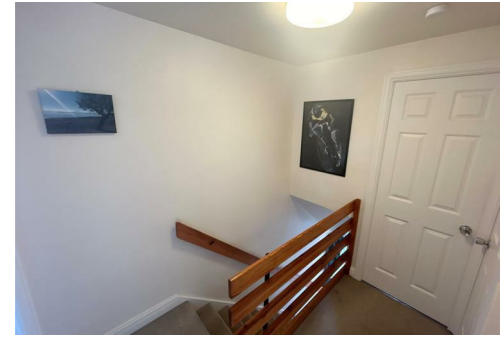
Bedroom 2
10'6" x 9'1"

Bedroom 3
9'5" red to 6'5" x 6'6" max

Externally
Driveway to the front.
Enclosed garden to the rear with lawn and deck.
Storage shed plus covered area.

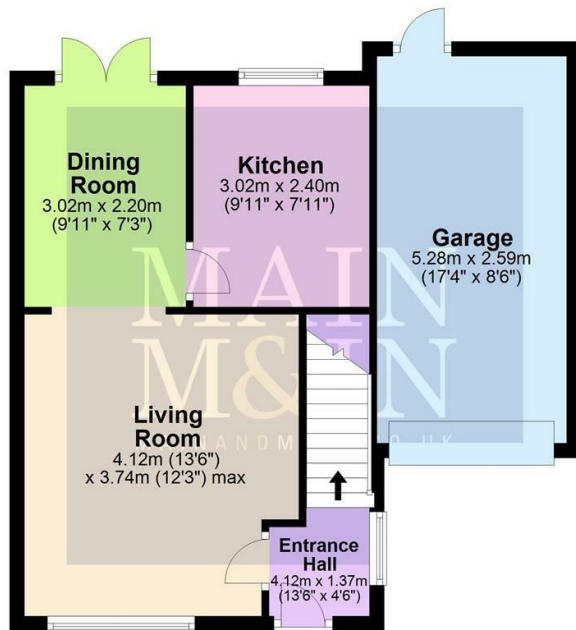
Note:
There is a mandatory charge of £270PA payable for membership of Ladybridge Park Resident Sports & Social Club.
This can be paid over 10 months.





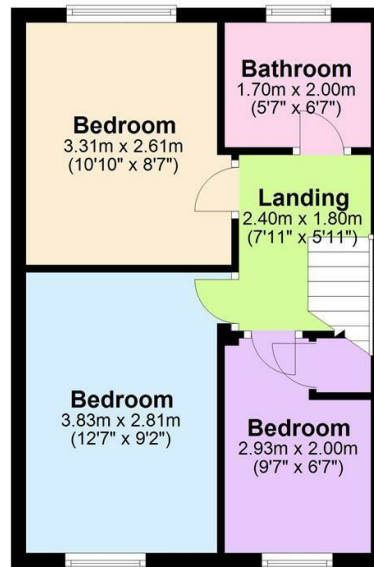
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)

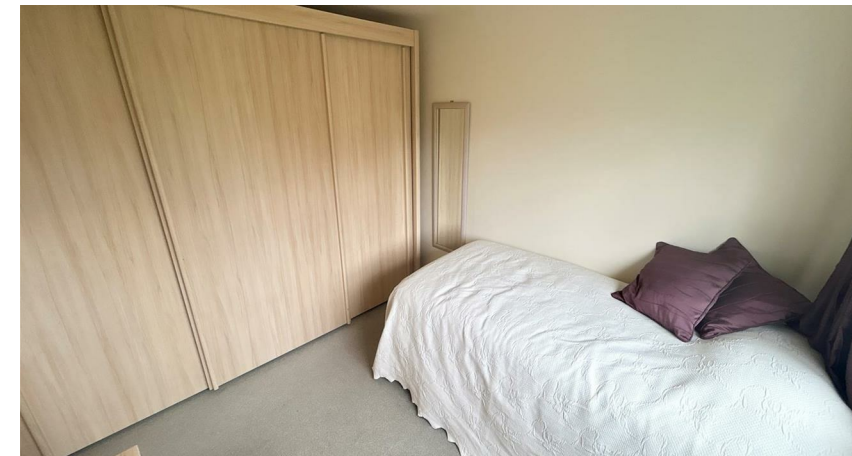


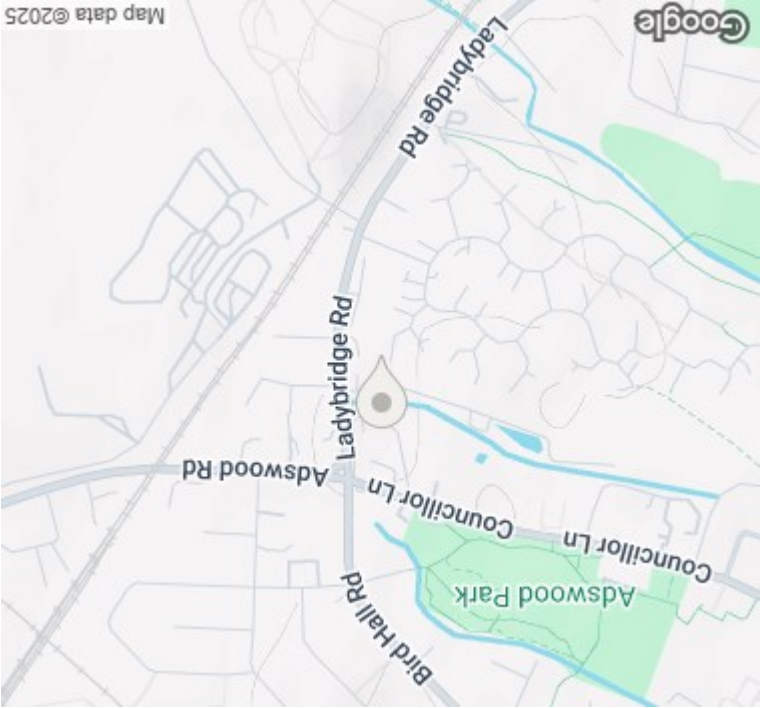
Total area: approx. 82.3 sq. metres (885.5 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

20 Bridgend Close, Cheadle Hulme, Cheadle

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	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
70	87

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1st Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



Company Registration No. 5615498