



19 Long Croft Lane  
Cheadle Hulme SK8 6SE  
Offers Over £290,000



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# 19 Long Croft Lane

## Cheadle Hulme SK8 6SE Offers Over £290,000

Available with the benefit of no onward chain, this exceptionally well-presented semi-detached property has benefited from a series of improvements over the last couple of years: The end result is a stunning home which is in 'turn-key' condition.

The accommodation comprises: Entrance vestibule with storage, a spacious open-plan living/dining room and a stylish fitted kitchen, with contemporary units and integrated appliances to include fridge/freezer, dishwasher, washing machine, oven and hob.

To the first floor, a landing leads to two double bedrooms and a modern fitted shower room/WC which is certain to impress.

The property stands behind a lawned garden area with a driveway alongside, providing off-road parking space. To the rear of the house is an enclosed garden with a large patio area and a lawned section, with an aspect over playing fields to the rear.

Long Croft Lane forms part of a sought-after residential location which enjoys excellent access to transport network connections, amenities and popular schools for all age groups.

These homes attract strong levels of interest. As such, an early viewing is strongly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Spacious Open-Plan Reception Room
- Contemporary Fitted Kitchen with Appliances
- Two Double Bedrooms
- Modern Shower Room/WC
- Driveway
- Gardens
- Popular Location
- No Onward Chain

Entrance Vestibule  
5'7 x 4'7  
Built-in cupboard.

Living/Dining Room  
20'3 max x 11'10 max

Kitchen  
7'6 x 11'10

First Floor Landing  
Access to Loft Space.

Bedroom One  
11'8 x 9'5 to fitted wardrobes  
Built-in Wardrobes.

Bedroom Two  
9'5 x 11'10

Shower Room/WC  
5'9 x 5'10

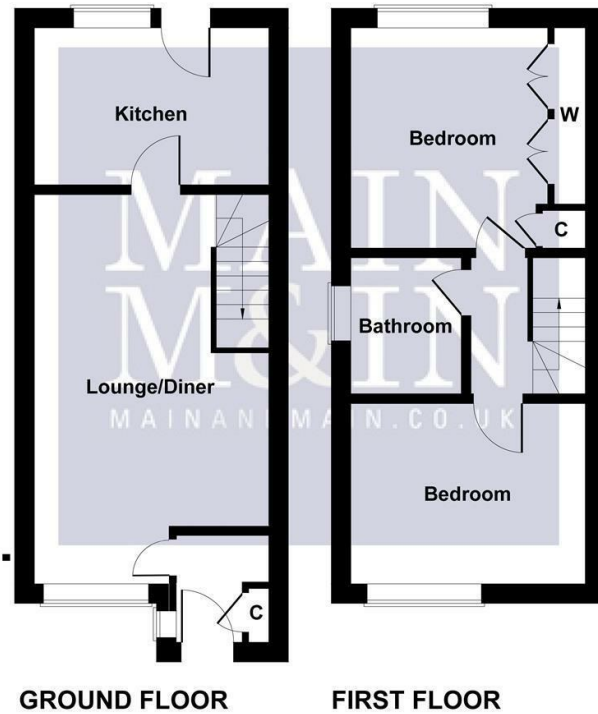
Externally  
Garden to front with driveway providing off road parking space.  
Gated side access.  
Enclosed rear garden with paved seating area and lawned section.



Tenure: Freehold  
Council Tax: Stockport B



## Long Croft Lane



Not to Scale. Produced by The Plan Portal 2023  
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To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

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

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

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

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

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

