



9 Daisy Mews  
Adswood SK3 8QE  
Asking Price £275,000

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# 9 Daisy Mews Adswood SK3 8QE

Asking Price £275,000

A modern Three Bedroom, Mid Mews with gardens front and rear plus a Brick Garage. NO ONWARD CHAIN.

Built by Barratts, this property lies in a quiet location virtually at the end of the cul-de-sac. It offers: Entrance Porch, Downstairs WC, Lounge, Kitchen/Dining Area, Landing, Three Bedrooms, Bathroom/WC. Outside is a semi detached brick garage and gardens. The gardens to the property are of a size size for a property of this type.

The property is close to local shops and public transport. Cheadle Hulme Village and Station along with Davenport Station are only a short distance away by car.

- Gas Central Heating
- PVCU Double Glazing
- Ideal First Home or Rental
- Brick Garage
- Well proportioned rooms
- Three Bedrooms
- Downstairs WC
- No Onward Chain

Entrance Porch  
7'6" x 3'1"

Downstairs WC  
7' x 2'8"  
White Suite plus Wash Basin below

Lounge  
15'7" x 14'6"  
Wall Mounted Electric Fire, Laminate Flooring

Kitchen/Diner  
14'6" x 8'5"  
Part Tiled Walls, Fitted Units, Work Surfaces, Extractor Fan,  
Wall Mounted Gas Boiler  
Gas point for cooker, Spot lighting, PVCU Double Glazed  
French Doors  
Cupboard Under Stairs

Landing

Bedroom One  
13'10" x 8'5"

Bedroom Two  
10'1" x 8'5"

Bedroom Three  
10'2" x 5'8"  
Built in Wardrobe

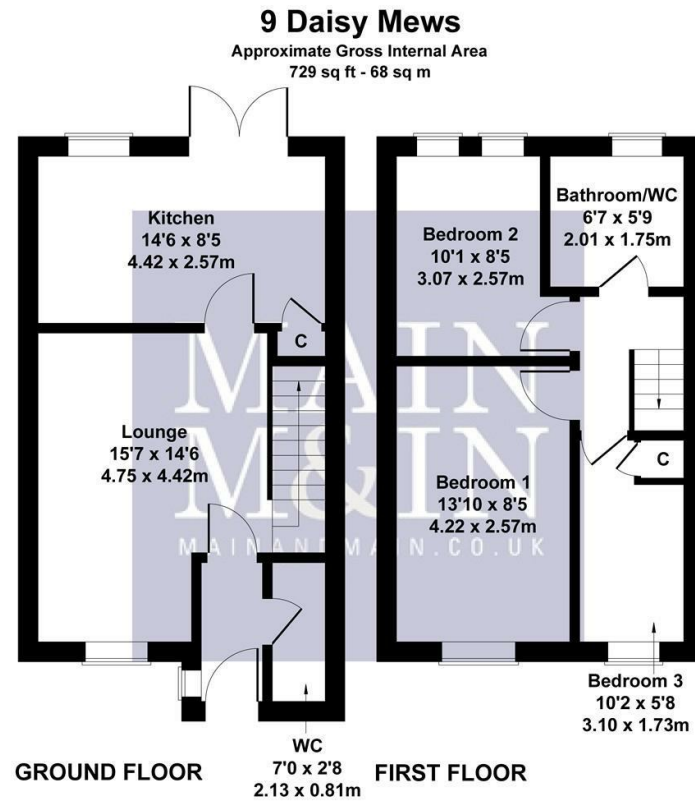
Bathroom/WC  
6'7" x 5'9"  
Part Tiled Walls, White Three piece suite

Outside  
Semi Detached Brick Garage, Driveway, Gardens to the front  
and rear.

Please note this property has a right of way across the rear of  
Number 11 and along the side of the rear garden mainly for bin  
access.

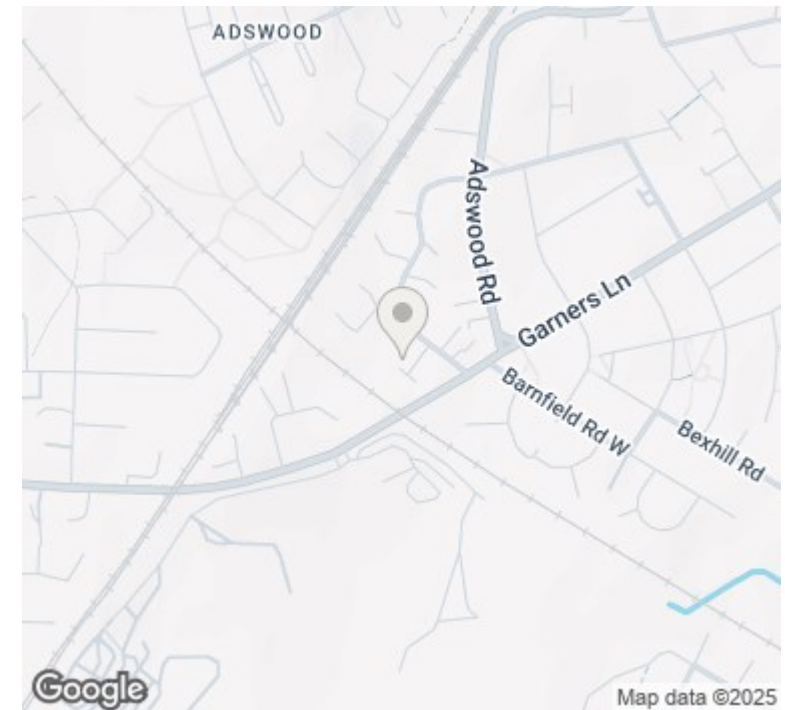
Lease Details  
999 Year Lease from 1st July 1990 - 964 years remaining.  
Ground Rent £45 per annum.

Tenure: Leasehold  
Council Tax: SMBC C



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>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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