



18 Regency Gardens  
Cheadle Hulme SK8 6SX  
Asking Price £630,000





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An Outstanding, Freehold, Versatile, Spacious Family home having Four Bedrooms, Two Bathrooms and Playroom/Office.

Built by Jones Homes, this outstanding property lies off the A34 bypass in a convenient position for the large stores on the bypass at Handforth Dean (i.e. Tesco, Marks and Spencers etc) It is within a few miles of the M60 Motorway. Centres such as Cheadle Hulme, Cheadle and Heald Green are all easily accessed.

The accommodation on offer is as follows: Entrance hall, Downstairs WC, Lounge, Dining Room, Kitchen/Day Area, Utility Room, Landing, Four Bedrooms, Two Bathrooms (one En-Suite). Outside, the Double Garage has been altered to provide storage to the front and a dividing wall has been filled to give either additional living i.e. Office or Games Room. Gardens, driveway, all well maintained.

This is a home NOT TO BE MISSED.

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Gas Central Heating
- Downstairs WC
- PVCU Double Glazing
- Parking for Three/Four Cars
- Private Rear Garden
- Viewing Essential
- Freehold

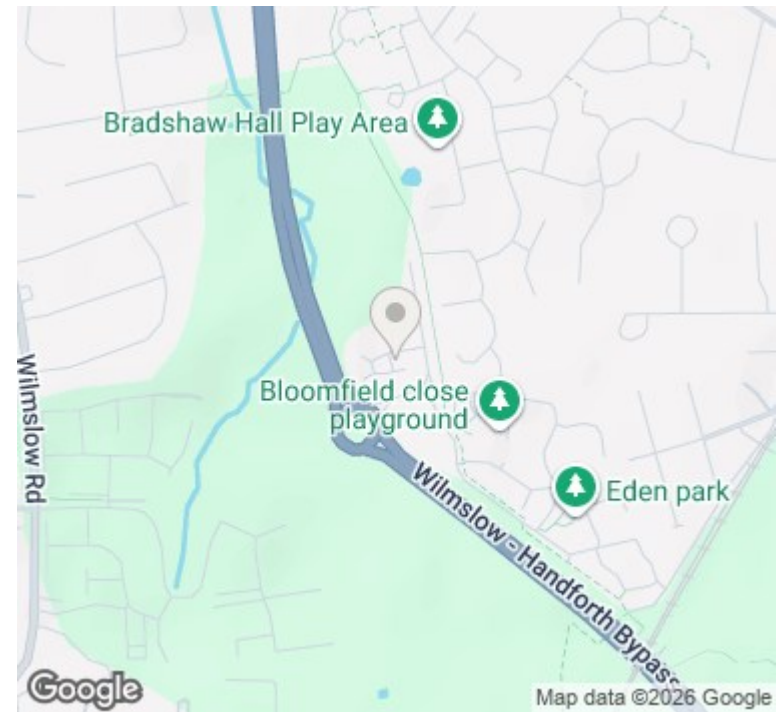


- Entrance Hall  
9'3" x 6'8"
- Downstairs WC  
6'4" x 2'3"  
Low Level WC, Wash Basin, White Suite
- Lounge  
18'8" x 9'8"  
Fire Surround with Gas Fire
- Dining Room  
12'3" x 9'8"
- Kitchen/Day Area  
24'2" x 11'6"  
Fitted Units with Granite Work Tops, Gas Hob, Extractor Hood, Integrated Electric Oven/Grill, Microwave, Fridge Freezer, Warming Drawer, Kick Space Heater
- Utility Room  
7'5" x 4'8"  
Fitted Units with Granite Tops, Integrated Dishwasher and Washing Machine
- Landing  
20'9" x 4'8"
- Bedroom One  
14'5" x 13'4" to 9'9"  
Fitted Wardrobes  
Ensuite Shower Room/WC 8'1" x 5' - Wall Tiling, 3 Piece Suite
- Bedroom Two  
13'6" x 9'7"
- Bedroom Three  
10' x 9'  
Fitted Wardrobes
- Bedroom Four  
9'7" x 8'3"  
Fitted Units
- Family Bathroom/WC  
8'2" x 7'4"  
White Suite, Wall Tiling, Shower Over Bath
- Outside  
Detached Double Garage (Converted) to give Store Room with Up and Over Door 16'4" x 4'3"  
Study/Games Room 16'4" x 12'2"
- Gardens to front and rear, Driveway, Enclosed Rear Private Garden

Tenure: Freehold  
Council Tax: SMBC F



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	
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