



81 Eastleigh Road
Cheadle SK8 3EJ
£350,000



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A Dutch Style, Extended, Three Bedroom, Semi Detached, together with Loft Room.

Situated at the end of the road close to Heald Green Village, this property was built by Neodox in the 1968. Since built, an extension has been added to the ground floor to provide a Dining Room and separate WC. The Loft has been altered to offer a large Loft room with Velux windows (now split into two). Outside is a block paviour forecourt and an enclosed flagged rear garden on two levels to include shrubs etc. Internally, the living space is generous however some improvements would enhance the property and increase its value. It does have three generous bedrooms.

Within the area, are excellent shopping facilities, school and transport.

- Gas Central Heating
- Double Glazing
- Downstairs WC
- Two Reception Rooms
- Kitchen/Breakfast Area
- Loft Rooms
- Three Excellent Bedrooms
- Great Potential

Entrance Hall
7'10" x 12'9"

Living Room
21' x 12'9"

Feature stone fireplace, Doors to:

Dining Room
9'11" x 9'

Sliding Patio Doors to Garden

Downstairs WC

5'11" x 5'10"

Low Level WC, Washbasin

Kitchen

17'10" x 8'11"

Part Tiled Walls, Fitted Units, Gas Hob, Double Oven/Grill, Extractor Hood
Integrated Dishwasher and Fridge, Wine Rack, Slate Floor, Door to Garage

Landing

Bedroom One

15'1" x 11' max

Bedroom Two

10'8" x 8'11"

Bedroom Three

12'5" x 5'9"

Bathroom/WC

8'1" x 7'1"

Victorian Style Bath, Tiled Walls, Shower Cubicle

Wash Basin, Low Level WC

Stairs to Loft Rooms

Room One

9'11" x 9'

One Velux Windows

Room Two

11'8" x 11'5"

1 Velux Window

Outside

Integrated Garage 17'7" x 8'5" - Wall Mounted Gas Boiler, Plumbing for
Washing Machine

Block Paviour Driveway to Front, Enclosed Rear Garden on two levels
both with patios, fencing, shrubs etc.

Lease Details

Lease Term 999 Years from 20 August 1968 (942 Years Remaining)

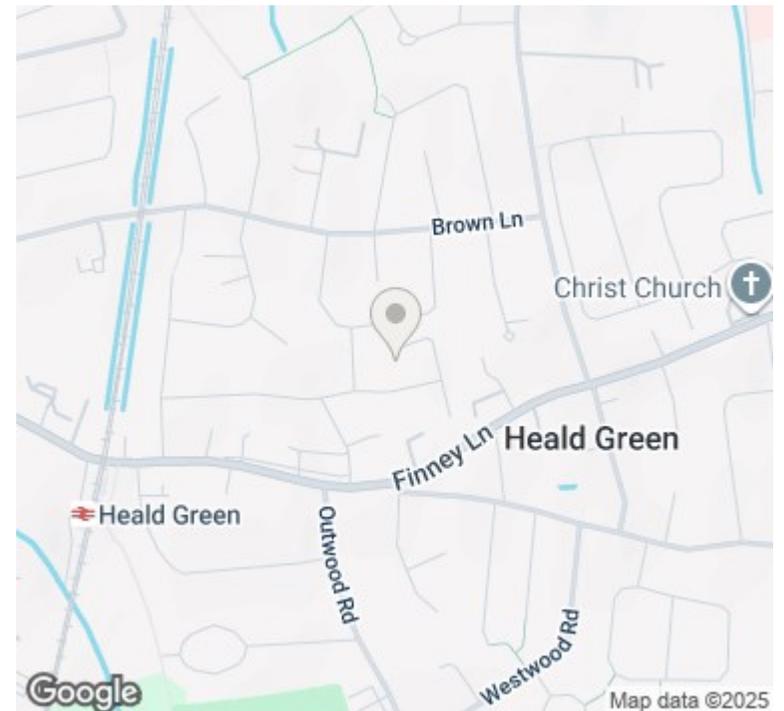
Ground Rent £20.00 PA



Tenure: Leasehold
Council Tax: SMBC D



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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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