



6 Calver Walk
Cheadle SK8 6BW
O.I.R.O £310,000

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6 Calver Walk Cheadle SK8 6BW

O.I.R.O £310,000

A Well present Freehold, Three Bedroom Mid Terrace complete with detached brick garage.

Situated off Chedlee Drive in a sought after location, this lovely home regrettably comes to the market. Recently it has been completely re-decorated, had a new bathroom installed plus solar panels to the roof complete with battery.

The property lies close to local shops and transport links with Cheadle Hulme and Heald Green Villages within a mile and a half. On the A34 bypass are the large superstores such as John Lewis & Sainsbury's. The M56/M60 Motorways are within a few miles.

This is a lovely home at a sensible asking price.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Solar Panels to Roof
- Detached Garage
- Enclosed Gardens
- Well Appointed

Entrance Hall
14'3" x 7'2" max
Storage Cupboards

Tenure: Freehold
Council Tax: SMBC B

Downstairs WC
3'9" x 3'8"
Low Level WC, Washbasin, Part Tiled Walls

Lounge into Dining Room
23'3" x 12'9"

Fitted Kitchen
9'7" x 8'7" plus 4'3" x 4'6"
Part Tiled Walls, White Units, Gas Hob, Extractor Hood, Electric Oven/Grill
Integrated Dishwasher

Utility Room
6'1" x 4'6"
Wall Mounted Gas Boiler, Belfast Sink & Cupboard below
Plumbing for Washing Machine, Part Tiled Walls

Landing

Bedroom One
11'8" x 11'
Fitted Wardrobes

Bedroom Two
10'7" x 9'6"

Bedroom Three
9'2" x 8'5"

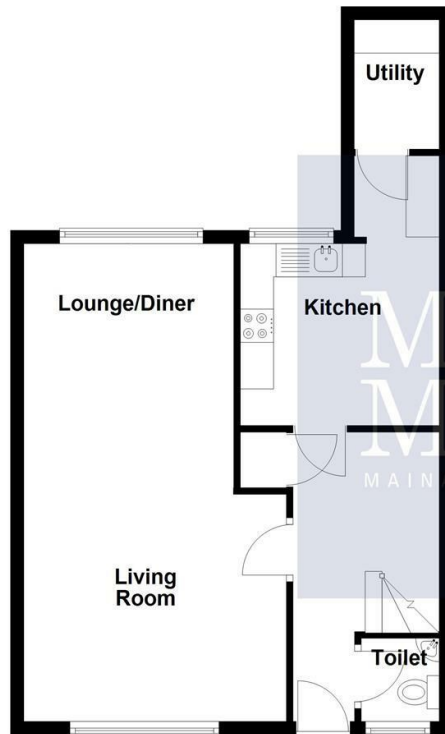
Shower Room/WC
Part Tiled Walls, Shower Cubicle, Wash Basin, Low Level WC

Outside
Gardens front and rear to include Brick Garage 14'1" x 9'2"
Fencing, Lawns, Stone Paving

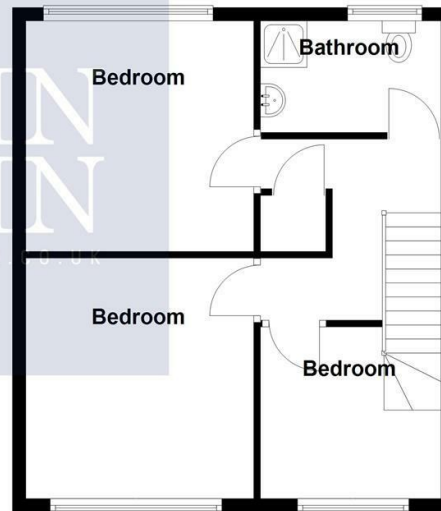




Ground Floor
Approx. 49.3 sq. metres (530.5 sq. feet)



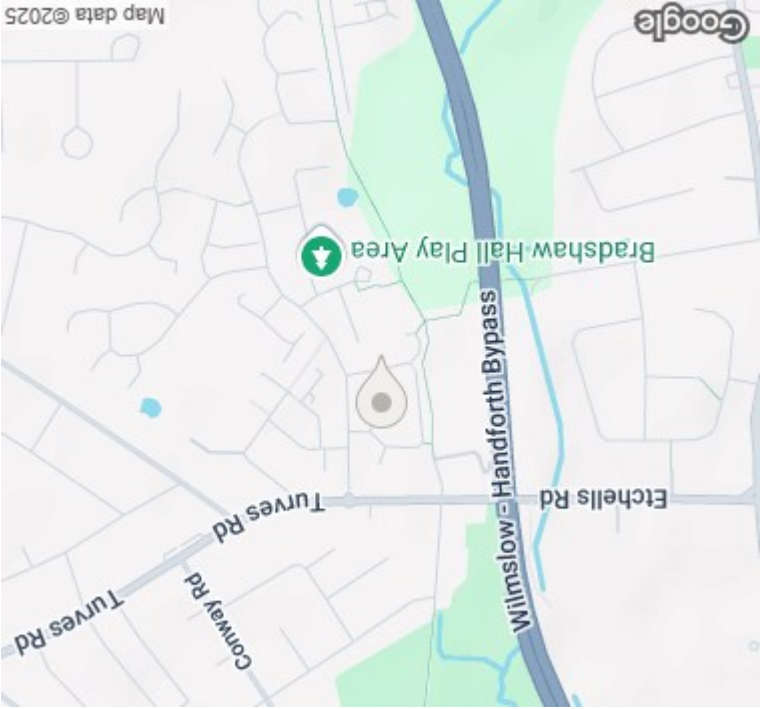
First Floor
Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 sq. feet)
6 Calver Walk



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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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
90	88
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
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
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Company Registration No. 5615498