



19 Long Croft Lane  
Cheadle Hulme SK8 6SE  
Offers Over £300,000

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# 19 Long Croft Lane

## Cheadle Hulme SK8 6SE Offers Over £300,000

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.

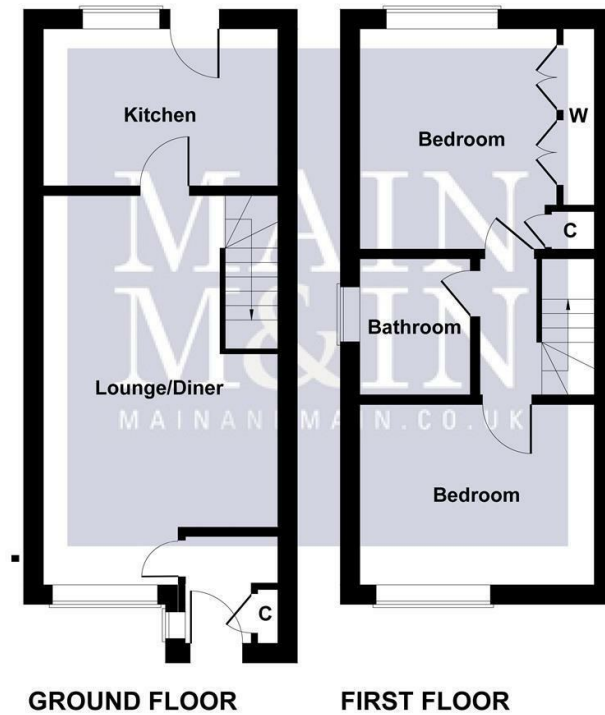


Tenure: Freehold  
Council Tax: Stockport B





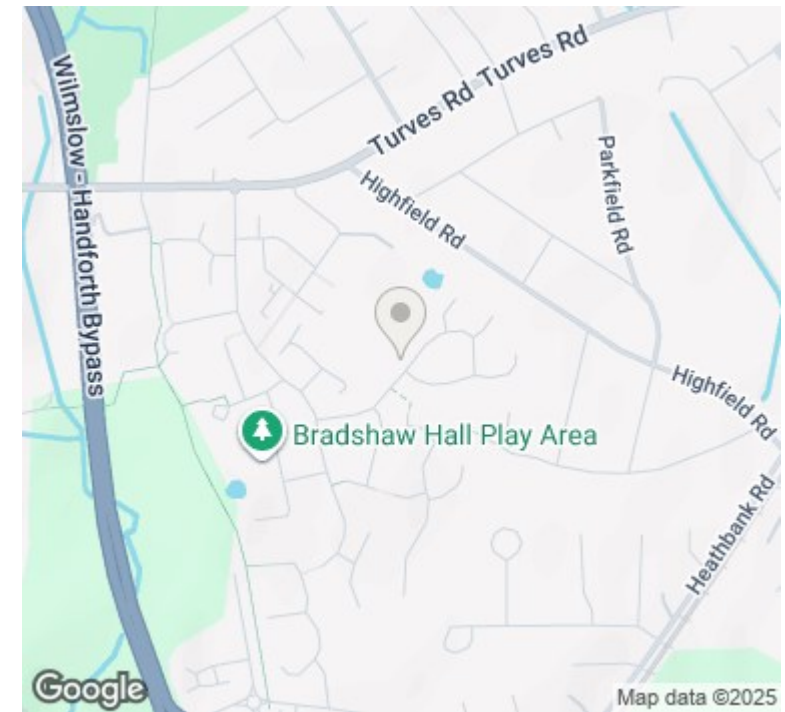
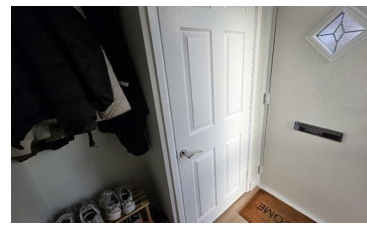
## Long Croft Lane



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



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>86</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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Company Registration No. 5615498