



17 Ash Avenue
Cheadle SK8 1EQ
O.I.R.O £365,000

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17 Ash Avenue Cheadle SK8 1EQ

O.I.R.O £365,000

A beautifully-presented three bedroom property, located close to Cheadle Village.

Do not pass this one by! This exceptional semi-detached house is exceptionally well-presented and has been maintained virtually regardless of cost.

To the front is a very wide concrete printed driveway with herbaceous borders. Double side gates lead to the rear garden laid with stone patio, lawn and a raised seating area.

Internally, the property has had both the kitchen and bathroom replaced. Off the lounge is a good sized PVCU double-glazed conservatory.

The property enjoys an excellent position in a cul-de-sac of just a few houses. Cheadle Village and transport links are close by. Within a short drive are both the M60/M56 junctions and the A34 Bypass which gives access to the superstores including John Lewis and Sainsburys.

This property is an excellent example, ideal for those looking to upsize or for a first time buyer.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Renewed Bathroom/Kitchen
- Excellent Car Parking
- Immaculate Throughout
- Freehold

Tenure: Freehold
Council Tax: SMBC B

Living Room
18'0 (max) x 12'2 (max)
Log Burner.
Under stair cupboard.

Dining Kitchen
9'0 x 7'9 opening to 10' x 5'9
Dining section, galley kitchen outfitted with Oven, induction hob, plumbing for washing machine.
Wall-mounted combi boiler. Stable door to the rear.

Conservatory
15'1 (max) x 11'4 (max)
French doors opening to the rear garden

Landing
8'6 x 6
Loft Access

Bedroom One
12'2 x 9'1
Fitted Wardrobes

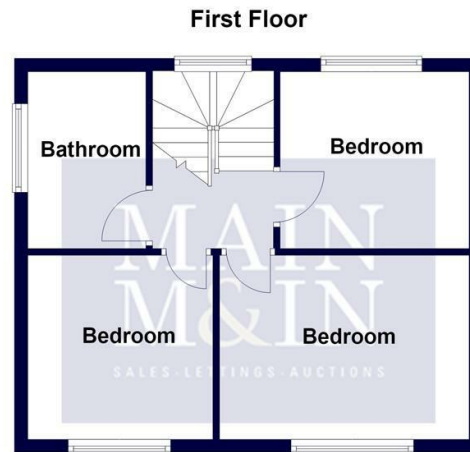
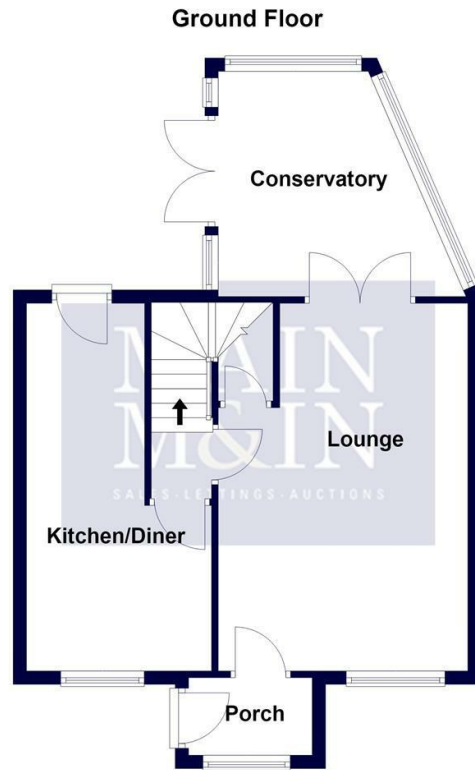
Bedroom Two
9'1 x 9
Built in cupboard

Bedroom Three
9'0 x 8'6

Bathroom
8'5 x 5'10
Four piece suite with Bath, Separate Shower, Sink, Heated towel rail, Bathroom Cabinet

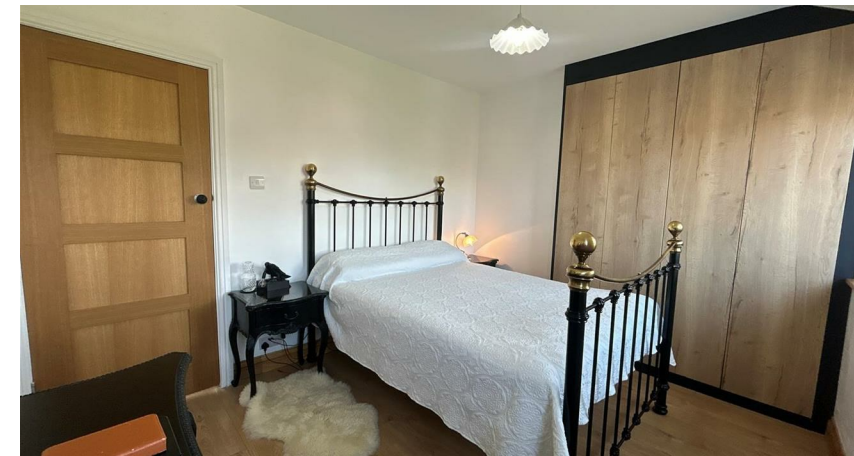
Externally
The property stands behind a large forecourt with parking for multiple cars (outfitted with EV Charger) and surrounded by planted borders.
Access through double gates to the side of the property leads to the rear private enclosed garden with stone patio, lawn and rear seating area with L-shaped raised bed and incorporated seating.





For Illustration Purposes Only. Not To Scale
Plan produced using PlanUp.

Ash Avenue, Cheadle



To view this property call Main & Main on 0161 437 1338

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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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