



41 Etchells Road  
Cheadle SK8 3AT  
Asking Price £350,000





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A FREEHOLD, Three Bedroom, Semi Detached with a Large Private Rear Garden. In need of updating. NO ONWARD CHAIN.

Ideally situated close to local facilities, this Semi-Detached was constructed by the Senior Building Company some sixty five years ago. It stands on an excellent plot and offers: Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom, Separate WC, Floored loft. Outside is a Detached Garage. Gardens to the front and rear. The property offers well proportioned rooms for a property of this type and once brought up to modern specification will provide a lovely home in which to reside. The property lends itself to extending at the rear without compromising the rear garden (Subject to the necessary consents).

Viewing Essential.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Large Rear Garden
- Detached Garage
- Freehold
- NO ONWARD CHAIN

Entrance Hall  
13'6 x 6'4  
Understairs cupboard with Boiler

Tenure: Freehold  
Council Tax: SMBC C

Lounge  
18'2 ( into bay ) x 11'3  
Fitted Gas Fire, Glazed Doors to,

Dining Room  
9'4 x 8'5  
Patio doors to the rear

Kitchen  
8'6 x 8'3  
Fitted units, work surfaced, plumbing for washing machine, Pvcu double glazed side door.

1st Floor Landing  
9'9 x 7'5  
Loft Access

Bedroom One  
14'8 ( into bay ) x 10'4

Bedroom Two  
11'9 x 10'5

Bedroom Three  
8'1 x 7'5

Bathroom  
7'5 x 5'5  
Pink suite with Panelled Bath, Wash basin, Heated towel rail, wall tiling.

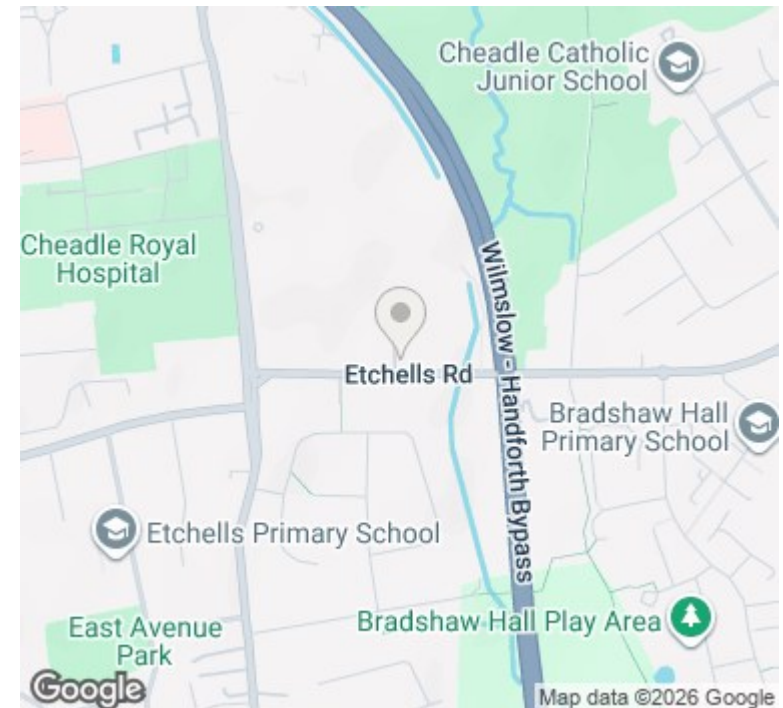
Separate WC  
4'5 x 2'1  
Low Level WC

External  
Garden to front with paved driveway providing off road parking space.  
Gated access to the side of the property. Detached Garage to the rear.  
Large enclosed garden





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		Current	Potential	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) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Company Registration No. 5615498