

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

53 Avon Road,
Cheadle, SK8 3LS



£225,000

Quiet Green Estate
Front and Rear Garden
Lounge and Dining Room
Two Double Bedrooms
Utility Room
Good Transport Links
Freehold
Council Band B

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**** Green Neighbourhood ** Family Home ** Two Double Bedrooms ** Front and Rear Garden ****
Are you looking for a peaceful and green place to live? Look no further than this two bedroom semi detached house in Heald Green. This is a great family home with front and rear gardens, perfect for kids and pets. You will love the spacious lounge where you can relax and watch TV. The dining room has patio doors that open onto the rear garden, creating a bright and airy space for your meals. The kitchen is modern and well-equipped, with a serving window into the dining room for convenience. Upstairs, you will find two double bedrooms with plenty of storage space. The bathroom has a modern suite with over bath shower, and there is a separate toilet room for extra privacy. The house is close to the airport and offers excellent transport links, making it easy to commute or travel. Don't miss this opportunity to live in a quiet and green neighbourhood!

Entrance Porch 6' 7" x 5' 3" (2m x 1.6m)

Lounge 10' 10" x 15' 8" (3.31m x 4.78m)

Dining Room 8' 8" x 8' 10" (2.65m x 2.7m)

Kitchen 9' 1" x 9' 11" (2.78m x 3.03m)

Utility room 6' 7" x 4' 7" (2m x 1.4m)

Toilet 2' 7" x 6' 0" (0.8m x 1.83m)

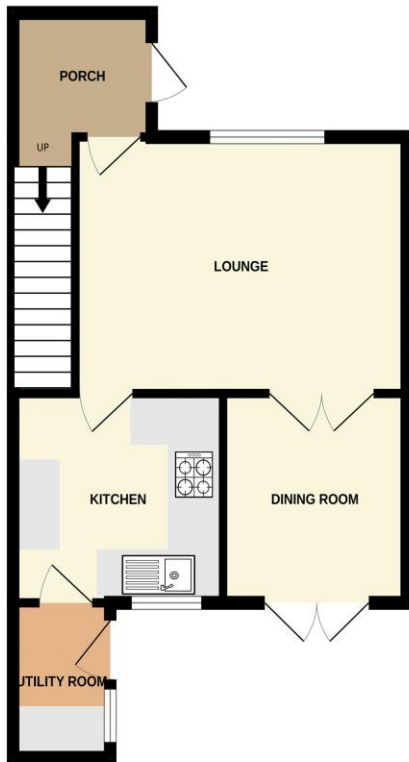
Bathroom 6' 0" x 4' 11" (1.82m x 1.50m)

Bedroom One 15' 11" x 9' 2" (4.84m x 2.8m)

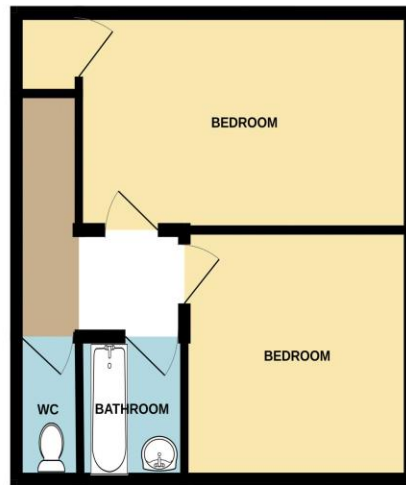
Bedroom Two 10' 9" x 10' 7" (3.28m x 3.22m)

Garden

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**