

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

23 Eton Drive,
Cheadle, SK8 3WA



£300,000

**A Spacious Ground Floor Apartment
Situated on a Desirable Development
Modern Fitted Kitchen with Integrated Appliances
Pristine Condition**

**Two Allocated Parking Spaces
Entrance Hallway with Cloak Cupboard & Storage/Utility
Cupboard**

**Well Maintained Communal Areas
Strolling Distance To Cheadle Royal, John Lewis & Sainsburys**

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Situated on a desirable development in Cheadle, this two bedroom ground floor apartment is in pristine condition offering spacious accommodation, ample storage, well maintained communal areas and allocated parking for residents & visitors. Each room is of generous proportions with timeless elegance and perfectly lends itself to modern day living. Within strolling distance to Cheadle Royal Business Park, John Lewis and Sainsburys, this property has easy access to the main motorway network, Manchester Airport, several hospitals and Central Manchester for commuters.

Living Room 19' 6" x 13' 2" (5.94m x 4.01m) The spacious living room has a large bay window which floods the room with natural day light. The décor is neutral, there is an electric fireplace, inset ceiling lights with dimmer switch and carpeted flooring.

Kitchen 10' 10" x 9' 0" (3.30m x 2.74m) The modern kitchen is of a good size, has contrasting base and wall units, built in appliances consisting of gas hob/electric oven, under counter fridge, under counter freezer and washer/dryer

Bedroom One 15' 5" x 13' 2" (4.70m x 4.01m) A large main bedroom with fitted wardrobes and ensuite shower room. Inset ceiling lights, neutral décor and carpeted flooring.

Ensuite 9' 6" x 5' 0" (2.89m x 1.52m) Fully tiled shower room with shower cubicle, WC, wash basin and vanity unit.

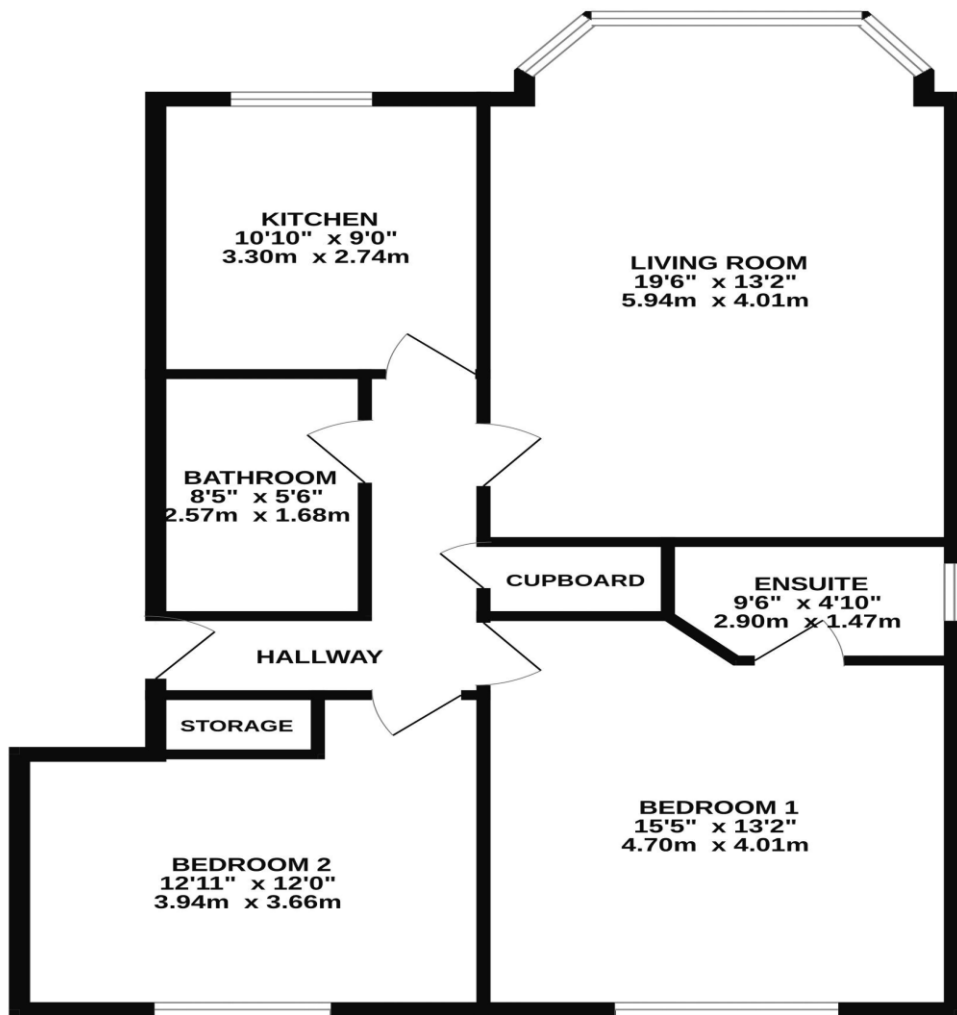
Bedroom Two 12' 11" x 12' 0" (3.93m x 3.65m) Currently being utilised as a secondary living/dining space, this bedroom could be mutli-functional to suit the new owners lifestyle needs. Neutral in decor, inset ceiling lighting and carpeted flooring.

Hallway For convenience there is a cloak cupboard upon entering to the apartment and an additional large storage/utility cupboard.

Bathroom 8' 5" x 5' 6" (2.56m x 1.68m) Fully tiled modern bathroom comprising of bath with shower overhead, WC, wash basin and vanity unit.

Exterior Allocated with the apartment are two parking spaces and access to the well maintained communal gardens.

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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