

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

16 Aber Road,
Cheadle SK8 2ES



£325,000

Great Condition
Professionally Landscaped Gardens
Potential To Extend
Corner Plot
Fully Insulated Loft With Standing Space
Newly Fitted Carpets
New Modern Fitted Kitchen
Large Gated Driveway
Popular Location

Callaghans Estate Agents
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This well presented home is situated in a sought-after location in Cheadle, positioned on a corner plot with potential for extending. The newly fitted carpets and kitchen will appeal to those looking for a home with walk in condition. Just one mile from the centre of Cheadle with numerous eateries, shops and day-to-day amenities, this home is also conveniently placed for commuting into Manchester City Centre and the Airport.

Living Room 21' 2" x 9' 6" (6.45m x 2.89m) A good sized living room with large bay window, recently decorated, new carpeting, access to the sunroom.

Sun Room 9' 4" x 7' 5" (2.84m x 2.26m) Access to the kitchen and rear garden, tiled flooring. Potential to build a double height extension (STPP).

Kitchen/Diner 21' 0" x 7' 5" (6.40m x 2.26m) Recently decorated, new fitted kitchen with gloss eye and base level units, plenty of worktop space, integrated electric oven, hob and cooker hood, plumbing for washing machine and dishwasher. Access to the rear garden.

Bedroom One 13' 7" x 9' 11" (4.14m x 3.02m) To the front aspect of the property. Large bay window, fitted wardrobes and storage unit, newly fitted carpets.

Bedroom Two 9' 10" x 8' 3" (2.99m x 2.51m) To the rear aspect of the property, with large window overlooking the garden, new carpeting.

Bedroom Three 7' 5" x 6' 8" (2.26m x 2.03m) To the front aspect, currently used as a dressing room, this room could alternatively used as a nursery or home office.

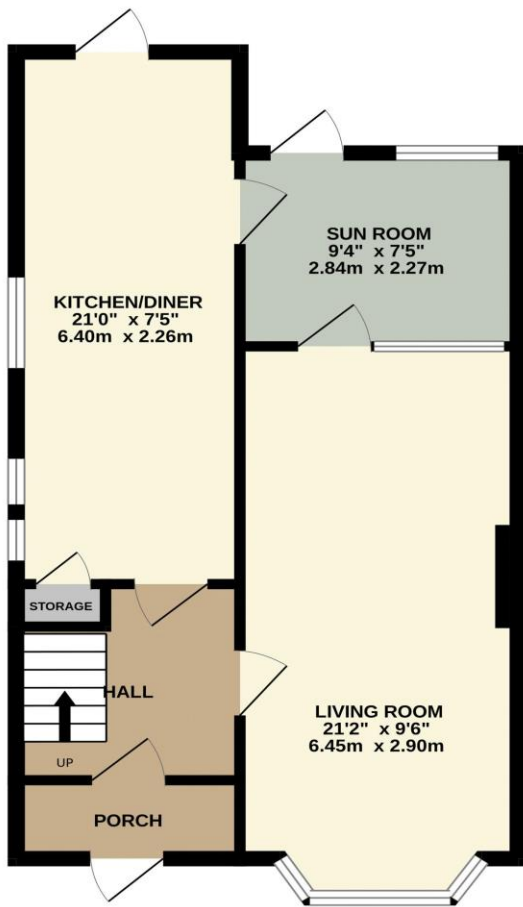
Bathroom 7' 8" x 7' 1" (2.34m x 2.16m) Modern bathroom comprising of bath with shower overhead, WC, wash basin, mirrored medicine cabinet, mirrored vanity cabinet, tiled around the bathing area, mirror speckled tiled flooring.

Rear Garden Professionally landscaped garden with bordered lawn area and resin patio, fenced for privacy, outdoor tap.

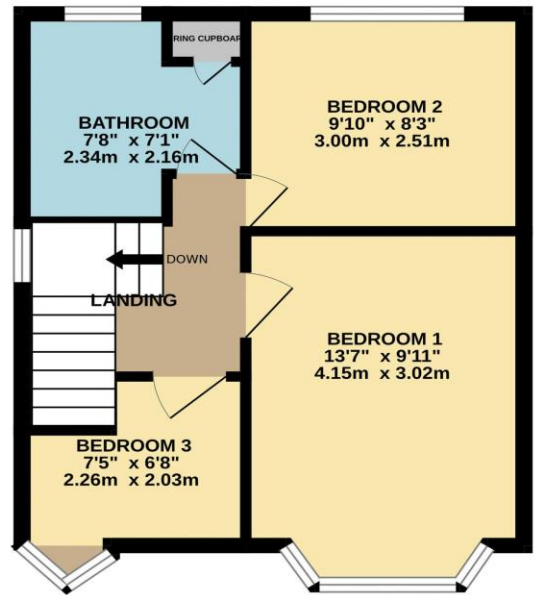
Exterior Front Front lawned area, large drive with parking for several cars, gated entrance, hedging and mature trees align the plots border. There is a large shed which could be replaced with a single garage.

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GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 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**