



Aber Road Cheadle Cheshire SK8 2ES

PURCHASE PRICE:
£174,950

Situated within this ever popular residential area an attractive bay fronted three bedroom semi-detached home comprising porch, entrance hall, spacious lounge, extended fitted breakfast kitchen, three bedrooms, and bathroom with wc. Outside the property stands in mainly lawned gardens to the rear and a driveway provides off road parking facilities and access to the garage.



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18 Aber Road, Cheadle, Cheshire, SK8 2ES

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DESCRIPTION: Situated within this ever popular residential area an attractive bay fronted three bedroom semi-detached home.

In brief the accommodation comprises porch, entrance hall, spacious lounge, extended fitted breakfast kitchen, three bedrooms, and bathroom with wc. Outside the property stands in mainly lawned gardens to the rear and a driveway provides off road parking facilities and access to the garage.

Sure to attract interest an early viewing is highly recommended!!

LOCATION: Aber Road forms part of a mature residential area, situated approximately one mile from Cheadle village centre. Cheadle offers a good range of facilities catering for most everyday requirements. For the commuter, the North West motorway network can be found approximately half a mile away.

DIRECTIONS: From our Cheadle office proceed along the High Street in the direction of Stockport. Continue through the traffic lights at the junction with Councillor Lane to the roundabout. Take the third exit right onto Carrs Road. Turn second right onto St Davids Road. Continue along St Davids Road turning second left onto Boundary Road. Turn first left onto Aber Road. Follow the road around turning right where the property can be found on the right hand side.

PORCH Upvc double glazed door.

ENTRANCE HALL Laminate flooring, radiator, stairs to first floor.

LOUNGE 17' 5" x 9' 6" (5.31m x 2.9m) Upvc double glazed bay window to front aspect, Upvc double glazed doors to rear garden, feature fireplace with living flame gas fire and tiled hearth, two radiators, coving to ceiling.

KITCHEN/BREAKFAST ROOM 21' 6" x 7' 8" (6.55m x 2.34m) Fitted with a range of matching base and wall units with working surfaces, inset sink unit, plumbing for washing machine, built in oven and halogen hob, three double glazed windows, radiator, tiled splashbacks, door to side aspect.

LANDING Access to loft.

BEDROOM ONE 11' 9" into bay x 10' (3.58m x 3.05m)
Upvc double glazed bay window, radiator, coving to ceiling.

BEDROOM TWO 10' 2" x 7' 5" (3.1m x 2.26m) Upvc double glazed window, laminate flooring, radiator.

BEDROOM THREE 7' 3" x 4' 8" (2.21m x 1.42m)
(**'L' shaped**) Upvc double glazed window, radiator.

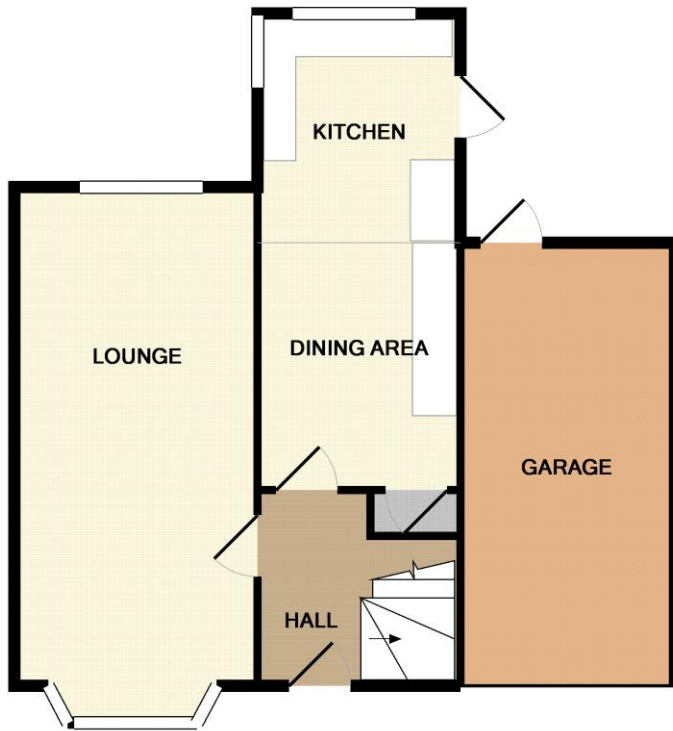
BATHROOM Fitted with a white suite comprising panelled bath with overbath shower and screen, low level wc, hand wash basin, tiled floor, part tiled walls, Upvc double glazed window, storage cupboard.

GARAGE Brick built garage with up and over door, light and power.

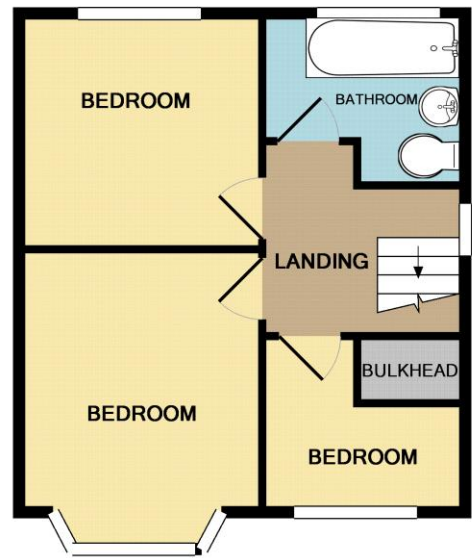
GARDENS To the front of the property a paved driveway provides off road parking and access to the garage. To the rear there is a good sized, mainly lawned garden with fenced boundaries.

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REF: 11485



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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