



65 High Grove Road, Cheadle, Cheshire, SK8 1NW

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An opportunity not to be missed!



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GUIDE PRICE: £375,000

DESCRIPTION Occupying a fine residential position in Cheadle's premier residential area, an attractive 1930s bay fronted semi detached home. The accommodation exudes an ambiance of traditional character and whilst in need of a little updating, presents well and offers a great opportunity for a family purchaser looking to buy in this popular residential area. The well proportioned accommodation in brief features, canopy porch, impressive entrance hall, cloakroom, lounge, dining room, morning room, fitted kitchen, 3 good bedrooms, bathroom and separate wc. In addition there is an adjoining garage and greenhouse. The property stands in attractive well stocked gardens. An opportunity not to be missed!

LOCATION High Grove Road forms part of Cheadle's premier residential area, situated approximately a quarter of a mile from Cheadle village centre with all its shopping facilities. For the commuter the North West Motorway network can be accessed approximately a quarter of a mile away. Excellent State and Independent Schools serve the area. In addition to the shopping facilities found in Cheadle village centre the two new John Lewis and Sainsbury's superstores are approximately half a mile away.

DIRECTIONS From our Cheadle office proceed along Gatley Road in the direction of Gatley. Turn first left onto Milton Crescent. Continue to the end of Milton Crescent turning left onto High Grove Road. The property can be found on the left hand side.

HALLWAY Radiator, picture rail, coving to ceiling, understairs walk-in storage.

CLOAKROOM Meter cupboard, radiator, single glazed window.

LOUNGE 13' 10" x 13' 1" (4.22m x 3.99m) Upvc double glazed bay window, picture rail, coving, ornate moulding to ceiling, Chimney breast, fireplace.

DINING ROOM 14' 4" x 12' 2" (4.37m x 3.71m) Upvc double glazed windows and door to rear garden, picture rail, coving to ceiling, fitted cupboards, display and book shelves.

MORNING ROOM 10' 2" x 8' 5" (3.1m x 2.57m) Radiator, bay window, fireplace, cupboard.

KITCHEN 9' 7" x 9' 4" (2.92m x 2.84m) Fitted with a range of matching base and wall units comprising 2 built under ovens, gas hob, tiled splashback, stainless steel sink integrated fridge/freezer, two radiators, loft access, tiled floor, single glazed window, door to rear.

UPSTAIRS

LANDING Access to loft, picture rail.

BEDROOM ONE 16' 3"(into bay)" x 12' 2" (4.95m x 3.71m) Upvc double glazed bay window, radiator, fitted wardrobes, fireplace.

BEDROOM TWO 12' 9" x 12' 2" (3.89m x 3.71m) Upvc double glazed window, fitted wardrobes, picture rail.

BEDROOM THREE 8' 7" x 8' 2" (2.62m x 2.49m) Upvc double glazed window, radiator.

WC Low level W.C., single glazed window.

BATHROOM Bath with over bath shower, pedestal hand wash basin, Upvc double glazed window, radiator, airing cupboard, fully tiled walls.

GARAGE

OUTSIDE To the front a paved driveway provides off road parking, flower/shrub garden. To the rear, lawned area, mature borders,

EPC Rating - E

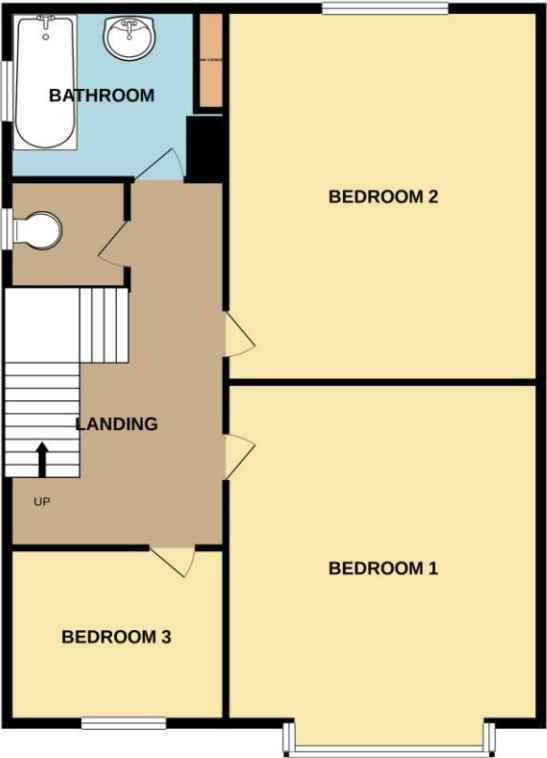
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REF: 13436

GROUND FLOOR



1ST FLOOR



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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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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