



**Cranleigh Drive,
Cheadle,
SK8 2DJ**

AN OPPORTUNITY NOT TO BE MISSED!! In need of some updating we are pleased to offer for sale this attractive bay fronted 3 bed semi-detached home, offering great scope and potential. In brief the accommodation comprises, entrance hall, lounge, separate dining room, fitted kitchen with lean to greenhouse, three bedrooms, bathroom and separate wc. Outside a driveway provides off road parking. To the rear there is a delightful lawned garden with flower beds and fenced boundaries.

HUGE POTENTIAL!



6 Cranleigh Drive, Cheadle, Cheshire, SK8 2DJ

PURCHASE PRICE: OFFERS OVER £250,000

DESCRIPTION: We take great pleasure in offering for sale this attractive bay fronted 3 bed semi situated in an ever popular residential area.

The property is in need of some updating but offers great scope and potential. The accommodation benefits from double glazing and in brief comprises, entrance hall, good sized lounge, morning room, fitted breakfast kitchen, three bedrooms and bathroom with white suite. Outside and to the front of the property there is a driveway providing off road parking facilities. To the rear there is a mainly lawned garden with flower borders.

Well worth an early viewing!!.

LOCATION: Cranleigh Drive forms part of a mature popular residential area situated approximately one mile from Cheadle village centre. Cheadle offers a good range of facilities catering for most everyday requirements, and John Lewis and Sainsbury's superstores can be found approximately two miles away. For the commuter, the North West motorway network can be accessed approximately quarter of a mile from the property. Primary school is within walking distance.

DIRECTIONS: From our Cheadle office proceed through the traffic lights and onto Cheadle High Street. Continue through the next set of traffic lights and onto Stockport Road. At the next set of traffic lights turn right onto Councillor Lane. Turn third left onto Cranleigh Drive. The property can be found on the right hand side.

PORCH

ENTRANCE HALL Stairs to first floor, radiator.

DINING ROOM 12' 3" into bay x 10' 2" (3.73m x 3.1m) Upvc double glazed bay window, radiator;

LOUNGE 12' 3" x 10' 2" (3.73m x 3.1m) Gas fire, Upvc double glazed window.

KITCHEN 10' x 8' 2" (3.05m x 2.49m) Fitted with a range of matching base and wall units incorporating working surfaces, inset stainless steel sink unit, plumbing for washin, radiator, door to:

LEAN TO GREENHOUSE Door to rear.

LANDING Access to loft, Upvc double glazed window.

BEDROOM ONE 12' 10" x 9' 10" (3.91m x 3m) Upvc double glazed bay window.

BEDROOM TWO 10' 2" x 10' (3.1m x 3.05m) Upvc double glazed window, fitted wardrobes, radiator.

BEDROOM THREE 7' 5" x 6' 10" (2.26m x 2.08m) Double glazed window, radiator, fitted wardrobes.

BATHROOM Panelled bath with overbath shower, hand wash basin, part tiled walls, Upvc double glazed window.

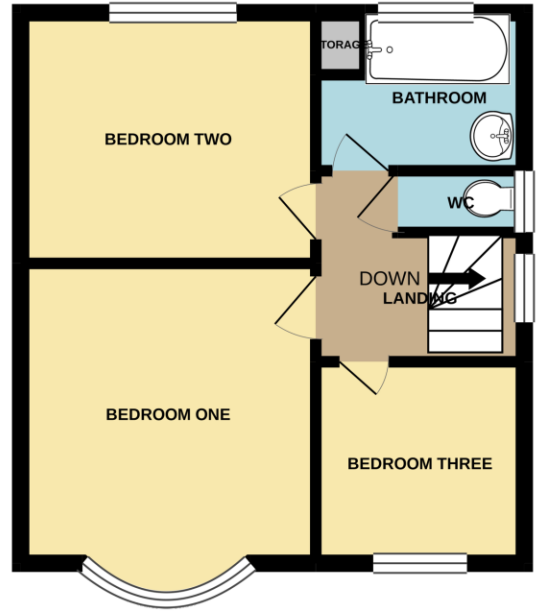
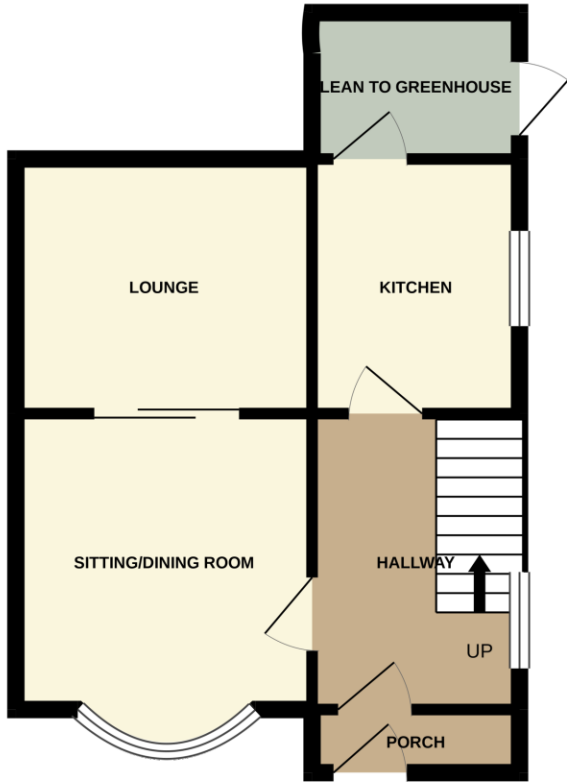
SEPARATE WC. Low level wc, Upvc double glazed window.

OUTSIDE To the front of the property a driveway provides off road parking. TO the rear there is a lawned garden with shrub/flower borders, patio area, and concrete sectional garage.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

EPC rating E

REF: 13906



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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