



**Larchwood
The Crescent, Cheadle
SK8 1PS**

A well presented first floor retirement apartment within strolling distance of Cheadle village centre. In brief the accommodation comprises entrance hall, attractive lounge, fitted kitchen, shower room with wc, and one double bedroom. Outside the apartments stand in delightful communal gardens.

MUST BE VIEWED!!



Andrew J.
Dawson
Independent Estate Agents

Flat 15, Larchwood, 6 The Crescent, Cheadle, SK8 1PS

PURCHASE PRICE: £118,000

DESCRIPTION Forming part of a select modern development, conveniently situated on the fringe of Cheadle village centre, a one bedroom first floor retirement flat.

The flat benefits from double glazed windows and briefly comprises, entrance hall, lounge, fitted kitchen complete with split-level oven and hob, double bedroom with fitted wardrobes and shower room. In addition, there is a communal residents lounge and laundry. The flats stand in attractive, well kept communal gardens.

An opportunity not to be missed.

LOCATION Larchwood is situated within a few hundreds yards of the village centre, which boasts a good range of shopping facilities, catering for most everyday requirements. The North West motorway network can be accessed approximately half a mile away.

DIRECTIONS From our Cheadle office, turn immediately left in the direction of Gatley and first right onto The Crescent. The flats can be found on the right hand side.

ENTRANCE HALL Mirror fronted cloaks cupboard, electronically operated video door entry system.

LOUNGE 17' 6" x 10' (5.33m x 3.05m) Electric fire in surround, coving to ceiling, TV point, telephone point, UPVC double glazed bay window, warden call pull switch.

KITCHEN 7' 3" x 6' 11" (2.21m x 2.11m) Fitted with a range of matching base and wall units incorporating an AEG four plate electric hob and oven, AEG extractor hood, under unit lighting, inset single drainer stainless steel sink unit, extractor fan, tiled walls.

fronted double wardrobe, double bed recess with side wardrobes and cupboards above, Creda slimline electric storage heater, coving to ceiling, UPVC double glazed window, TV point, telephone point, warden call pull switch.

BATHROOM Coloured suite comprising, walk in shower, vanity unit with sunken washbasin and mirror above, low level w.c., heated towel rail, extractor fan, coving to ceiling, warden call pull switch.

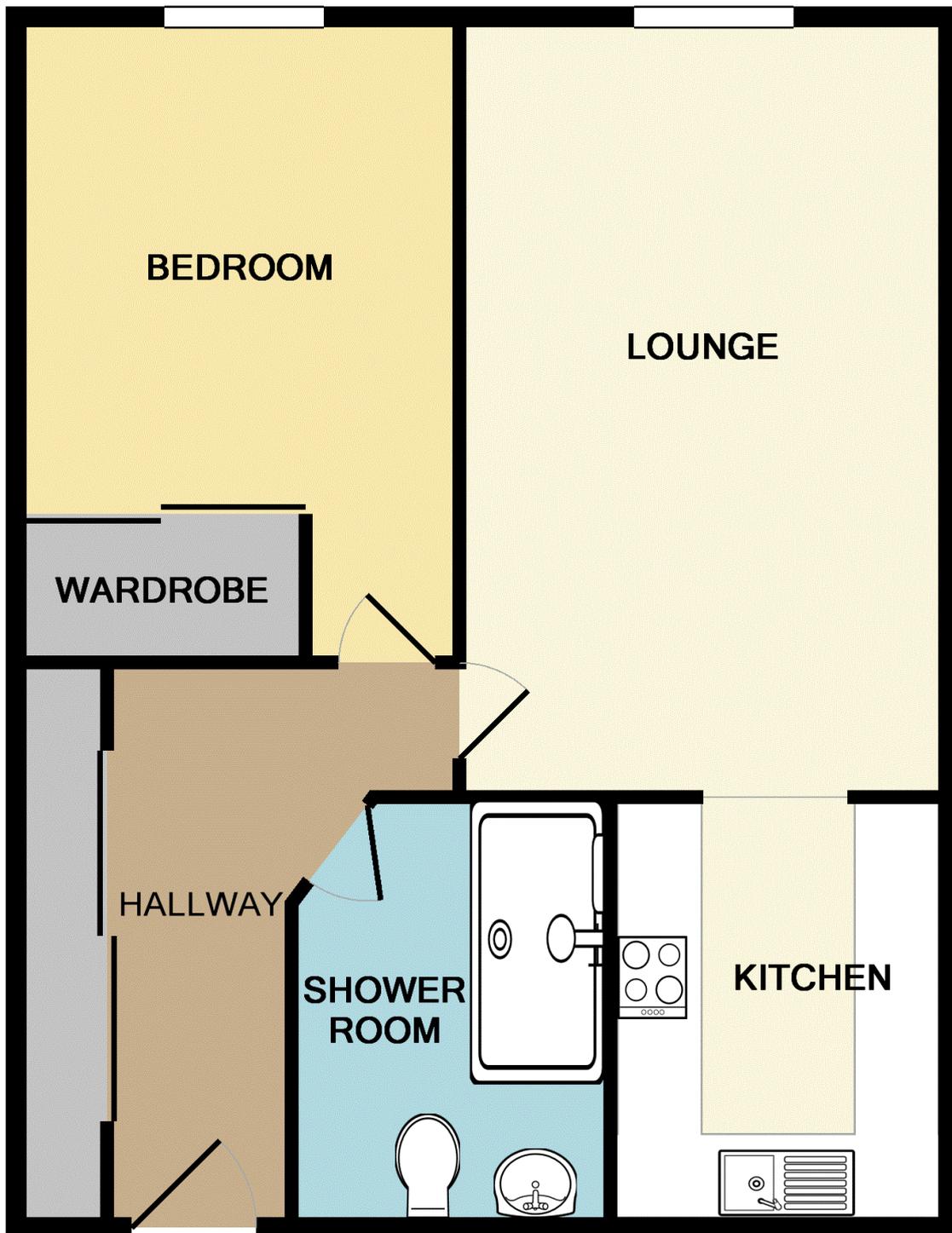
AGENTS NOTES Larchwood benefits from a residents warden.

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.

REF: 13330

EPD rating D

BEDROOM 14' 2" x 8' 9" (4.32m x 2.67m) Built-in mirror

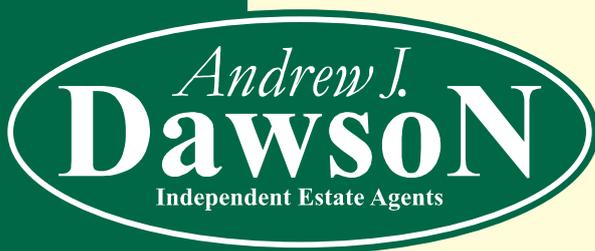


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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