



## Tennyson Road, Cheadle SK8 2AR

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## 23 Tennyson Road, Cheadle, Cheshire, SK8 2AR

**PURCHASE PRICE: £295,000**

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**Great location approximately 1 mile from village centre.**

**LOCATION:** Tennyson Road forms part of a popular residential area, situated approximately half a mile from Cheadle village centre. Cheadle offers a good range of facilities catering for most everyday requirements, and the two John Lewis and Sainsbury's superstores are approximately one mile away. For the commuter, the North West motorway network can be accessed approximately quarter of a mile away.

**DIRECTIONS:** From our Cheadle office, proceed along the High Street in the direction of Stockport. At the third set of traffic lights turn right into Councillor Lane. Continue along Councillor Lane, turning second right into Tennyson Road. The property can be found on the right hand side.

**ENTRANCE HALL** Upvc double glazed door, laminate flooring, radiator, meter cupboard.

**LOUNGE 15' 8" into inglenook x 14' 3" (4.78m x 4.34m)** Upvc double glazed bay window, radiator, laminate flooring.

**INNER HALL** Access to loft.

**KITCHEN 14' 5" x 7' 4" (4.39m x 2.24m)** Fitted with a range of matching base and wall units incorporating working surfaces, courtesy plinth lighting, inset stainless steel sink unit, built in gas oven, four ring gas hob with glass/stainless steel extractor hood over, integrated washing machine and fridge and freezer, cupboard housing Potterton central heating boiler, Upvc double glazed window and door to rear garden.

**BEDROOM ONE 11' 8" x 11' 5" (3.56m x 3.48m)** Upvc double glazed window and door to rear garden, radiator.

**BEDROOM TWO 13' 2" x 7' 10" (4.01m x 2.39m)** Upvc double glazed window, radiator.

**BEDROOM THREE (FRONT) 10' 10" x 10' 10" (3.3m x 3.3m)** Two Upvc double glazed windows, radiator.

**SHOWER ROOM 6' 5" x 4' 8" (1.96m x 1.42m)** Fully tiled shower cubicle, hand wash basin with cupboard below, ladder style radiator, part tiled walls, Upvc double glazed window.

**SEPARATE WC** Low level wc, Upvc double glazed window, fully tiled walls.

**OUTSIDE** To the front of the property a 'creteprint' driveway provides off road parking facilities and access to the detached brick garage. To the rear, and an undoubted feature, there is a mainly lawned garden with an array of tree/shrub/evergreen borders, timber built summer house, timber garden store and fenced boundaries and 'creteprint' patio/seating area.

**EPC Rating – D**

**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: 13739**

# GROUND 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



9 Gatley Road  
Cheadle  
Cheshire  
SK8 1LY  
Tel 0161 428 1488

[www.andrewdawson.co.uk](http://www.andrewdawson.co.uk)

