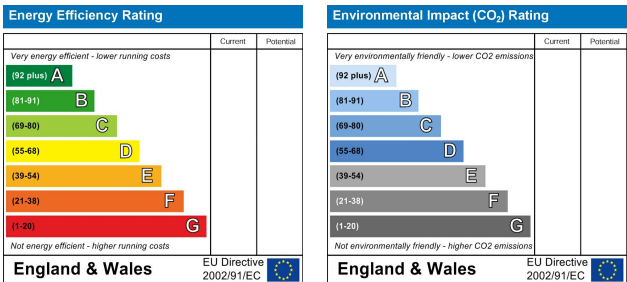




Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

CHARLES LOUIS

HOMES LIMITED



8 Cromer Road
Cheadle, Stockport, SK8 2AX
Guide price £280,000



- Three Bedrooms, Well Presented
- Set Over Three Levels
- Two Reception Rooms
- Set In A Cul-De-Sac Location
- Extended Mid Terraced Property
- Open Plan Kitchen/Dining Area
- Private Patio/Yard To Rear
- Viewing Essential To Appreciate Space & Charm of Property

8 Cromer Road

Cheadle, Stockport, SK8 2AX

****EXTENDED, THREE BEDROOM MID TERRACE**SET OVER THREE LEVELS**IMMACULATE CONDITION, REFURBISHED THROUGHOUT**IN SOUGHT AFTER LOCATION**** Charles Louis Homes are delighted to bring to the market this well presented refurbished three bedroom mid terraced, which is walking distance from Cheadle Village and bordering Abney Park. The house has undergone a full programme of refurbishment including an architect designed rear extension and loft conversion resulting in a bright and airy three level property. In brief the property comprises of entrance porch, leading to open plan living area, French doors leading into open plan modern fitted kitchen/dining area and second living area to the rear with bi-folding doors, overlooking and opening to rear yard. From the first reception room, the staircase leads up to first floor where you will find Bedroom two and three, modern fitted shower room. and staircase to second floor. On the second floor is the Master Bedroom with bath, separate wc and utility room. The property benefits from gas central heating and double glazing throughout. Viewing is a must and is essential to appreciate the size and charm of this property.

Entrance Porch

Wooden Door to front elevation, centre ceiling light, leading off to living accommodation.

Reception Room

11'6 x 9'1 (3.51m x 2.77m)
uPVC window to front elevation, double french doors leading into open plan kitchen/dining area, laminate wooden flooring, gas central heating radiator, centre ceiling light, open staircase leading to first floor.



Open Plan Kitchen

10' x 16'4 (3.05m x 4.98m)
Range of wall and base units in black, inset sink with modern style mixer tap, splash back tiles, quartz worktop, space for range cooker with extractor hood, integrated fridge freezer, integrated dishwasher, inset spotlights, modern chrome heated radiator



Alternative View



Open Plan Living Area

13'8 x 11' (4.17m x 3.35m)
Bi-Folding doors opening to rear, velux window, wall lights, laminate wooden flooring, gas central heating radiator, two fitted cupboards.



First Floor Landing

Access to Bedroom two, three and shower room, centre ceiling light, Two fitted double wardrobes, staircase leading to second floor.

Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)
uPVC window to front elevation, centre ceiling light, two fitted double wardrobes, gas central heating radiator.



Bedroom Three

7' x 12' (2.13m x 3.66m)
uPVC window to rear elevation, fitted wardrobe and bookcase, centre ceiling light, gas central heating radiator.



Shower Room

7'9 x 4'5 (2.36m x 1.35m)
uPVC frosted window to rear elevation, modern three piece suite comprising of low level wc, wash hand basin with storage below, walk in shower, heated towel rail, inset spots, tiled walls, tiled floor



Second Floor

Staircase leading to Master bedroom with free standing bath & wc

Master Bedroom

11' x 14'2 max (3.35m x 4.32m max)
uPVC window to rear elevation, freestanding modern bath, velux window, laminate wooden flooring, fitted alcove cupboard, inset spots, light above staircase, gas central heating radiator, door leading to wc & utility room.



Alternative View



WC & Utility

Comprising of low level wc, wash hand basin, plumbed for washer dryer, velux window, centre ceiling light, gas central heating radiator, laminate wooden flooring

Rear Yard

Private 3/4 paved Indian Stone patio area set behind dwarf brick wall, gate access to rear



External

Set behind dwarf wall, gate access, fully paved with Indian Stone to front door.