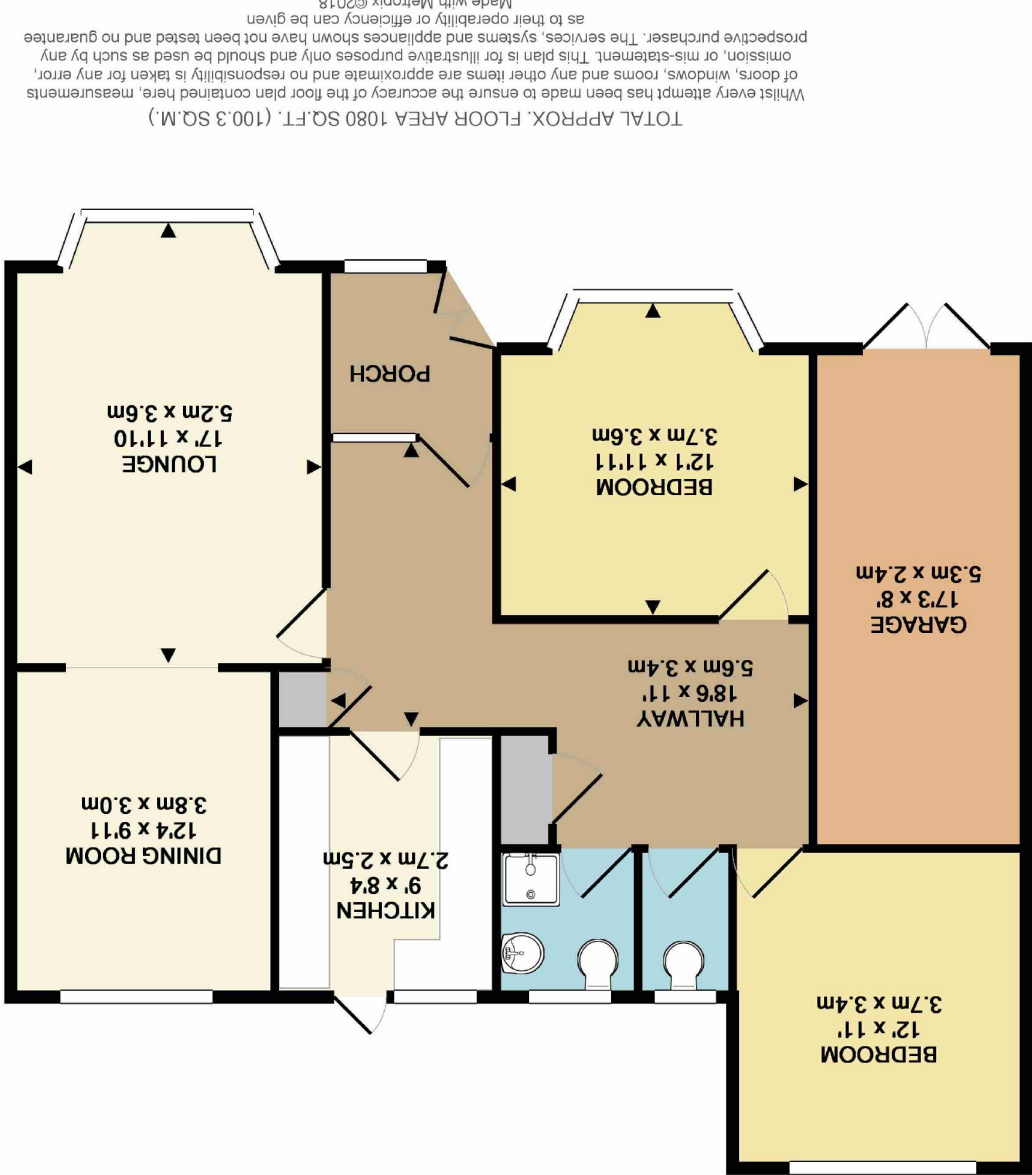


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11 Grange Park Road,  
Cheadle, SK8 1HQ

Guide Price £395,000



Occupying an ENVIOUS LOCATION just a short stroll to CHEADLE VILLAGE and boasting OPEN ASPECT VIEWS across the PLAYING FIELDS this TWO DOUBLE BEDROOMED detached bungalow requires some updating but offers an EXCELLENT OPPORTUNITY NOT TO BE MISSED. APPROX 1080 SQ.FT. In brief the accommodation comprises; enclosed entrance porch, hallway, lounge with feature bay window, dining room, fitted kitchen, two double bedrooms, bathroom and separate W.C. In addition the property is fitted with upvc double glazing and gas central heating. Outside to the front of the property is a lawned garden with planted borders and paved driveway leading to an attached garage, whilst to the rear is a superbly proportioned garden laid to lawn with paved patio and planted borders enclosed by wooden fencing. EARLY VIEWING HIGHLY ADVISED!

Postcode: SK8 1HQ  
Tenure:  
Council Tax:  
Service Charge:  
Floor Area: 1080

*A lovely two double bedroomed detached bungalow occupying a sought after location.*

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(75-84) <b>C</b>		(75-84) <b>C</b>	
(65-74) <b>D</b>		(65-74) <b>D</b>	
(55-64) <b>E</b>		(55-64) <b>E</b>	
(45-54) <b>F</b>		(45-54) <b>F</b>	
(35-44) <b>G</b>		(35-44) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
44		40	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

