







**279 Kingsway, Cheadle,  
SK8 1LP**

**Guide Price £450,000**



**\*\*ONLINE VIDEO VIEWING AVAILABLE\*\*** An IMMACULATEDLY PRESENTED four bedroomed detached property which has recently undergone an IMPRESSIVE PROGRAMME OF REFURBISHMENT throughout occupying a CONVENIENT LOCATION set back from the main road BEHIND MATURE HEDGEROW with access via BROADWAY. APPROX 1469 SQ.FT. In brief the accommodation comprises; To the ground floor; hallway with under stairs w.c, lounge characterised by bay window, an impressive open plan dining kitchen fitted with a contemporary range of matching wall and base units, separate utility room and storage space accessed via up and over garage door. To the first floor are four bedrooms with en suite shower room to the master bedroom and a beautifully designed family bathroom with corner shower, freestanding bath, hand was basin and w.c. To the front of the property is a driveway enclosed by brick perimeter wall and wooden vehicle access gate, whilst to the rear is a majority lawned garden with paved patio and mature hedgerow. VIEWING HIGHLY ADVISED.

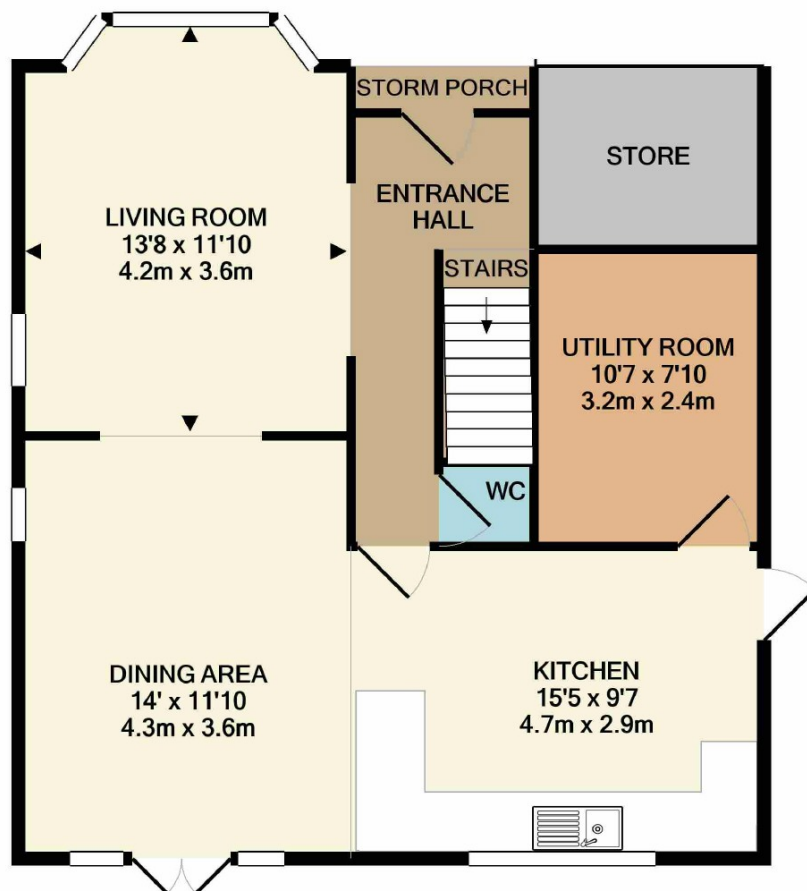


Postcode: SK8 1LP  
Tenure:  
Council Tax:  
Service Charge:  
Floor Area: 1469

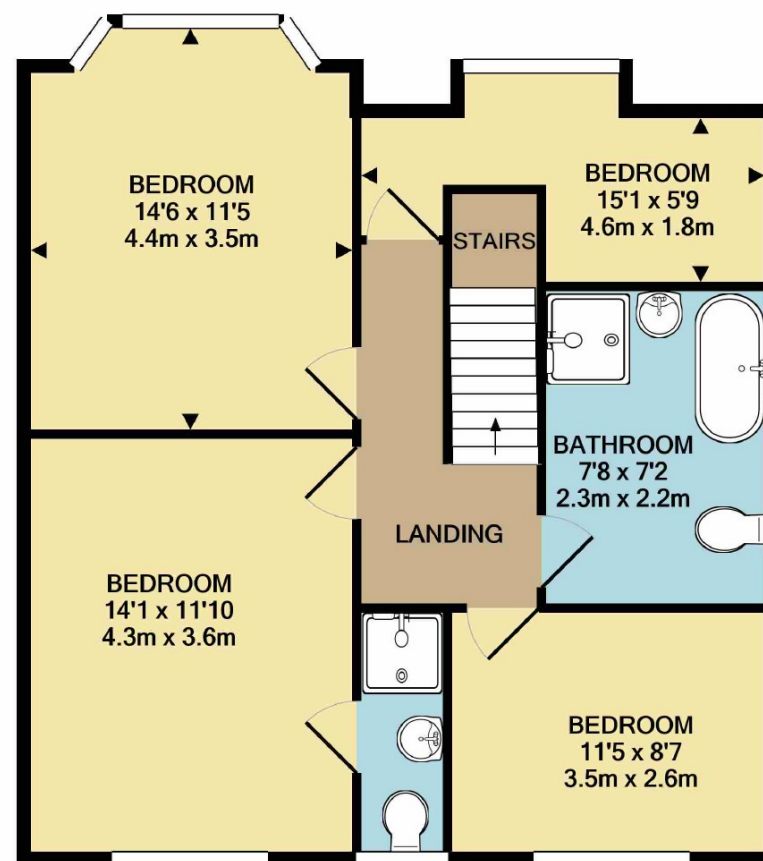
*A superb four bedroomed family home offering impressive accommodation throughout.*

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(32-100) A		
(81-91) B			(21-51) B		
(69-80) C			(15-40) C		
(55-68) D			(9-40) D		
(39-54) E			(3-54) E		
(21-38) F			(1-38) F		
(1-20) G			(1-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 741 SQ.FT.  
(68.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 728 SQ.FT.  
(67.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.5 SQ.M.)

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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