



Andrew J.
Dawson
Independent Estate Agents

22 Abbeydale Close, Cheadle Hulme

Guide Price £275,000

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- TWO BEDROOM MEWS
- BREAKFAST KITCHEN
- NO ONWARD CHAIN
- LIVING ROOM WITH PATIO DOORS
- OFF ROAD PARKING
- STYLISHLY PRESENTED THROUGHOUT
- POPULAR DEVELOPMENT
- FULLY ENCLOSED GARDEN
- GROUND FLOOR W.C
- CUL-DE-SAC LOCATION.



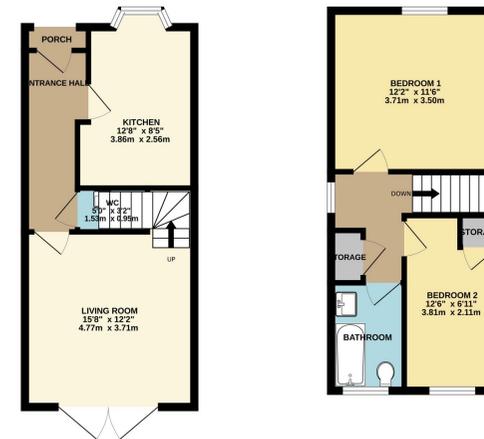
A charming two bedroom end mews property OFFERED FOR SALE WITH NO ONWARD CHAIN , situated on a highly desirable residential estate within easy reach of CHEADLE HULME AND BRAMHALL VILLAGES. The accommodation comprises of an entrance hallway, a stylishly presented living room with patio doors, a modern kitchen with peninsular breakfast bar, two double bedrooms served by a contemporary three piece bathroom suite and ground floor W.C. Externally, there is off road parking and to the rear a well maintained fully enclosed rear garden.





GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements should always be taken on site. The purchaser should verify the accuracy of the measurements and dimensions shown on this plan. The purchaser should also verify the accuracy of the measurements and dimensions shown on this plan. The purchaser should also verify the accuracy of the measurements and dimensions shown on this plan. The purchaser should also verify the accuracy of the measurements and dimensions shown on this plan.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
22 ABBEYDALE CLOSE CHESHIRE HILLME CHEADLE SK8 8SD	Energy rating C	Valid until: 15 June 2031 Certificate number: 9839-6126-7000-9488-7292

Property type	End-terrace house
Total floor area	62 square metres

Rules on letting this property

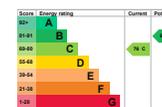
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlords-regulations) at <https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlords-regulations>

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

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