

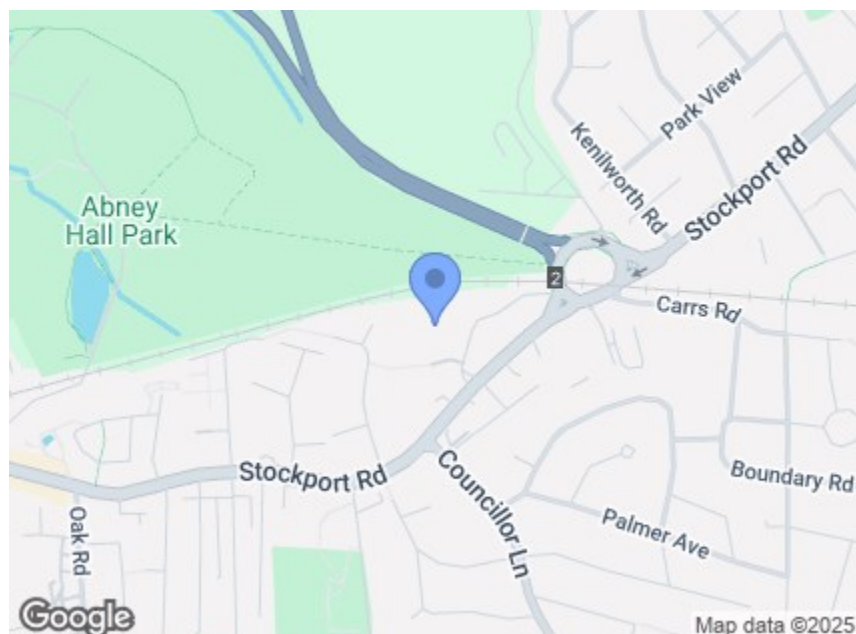


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

HOMES LIMITED

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



Directions

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

Plot 79 Weavers Yard, Old Road , Cheadle, SK8 2BP

Prices from £260,000



- Contemporary one bedroom, ground floor apartment with high-quality finish throughout
- Energy-efficient, secure homes with smart heating and modern connectivity
- Residents' Technogym, EV charging, one parking space and communal parking
- Excellent transport links, parks nearby, M60 access and rail connections
- Neutral interiors with high-quality kitchens, finishes and luxury bathrooms
- Secure building with lifts, gardens, storage and parcel facilities
- Peaceful Cheadle village location with shops, cafés, pubs and restaurants
- A Must See!!! To appreciate location and finish of development and apartments

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.

Plot 79 Weavers Yard, Old Road , Cheadle, SK8 2BP

Weavers Yard offers an extensive, high-quality specification designed to combine contemporary style with everyday practicality. The Apartments feature modern fitted kitchens, worktops, integrated stainless steel appliances, soft-close fittings, LED lighting and oak-effect Amtico flooring flowing through the living areas, complemented by Dulux brilliant white walls and crisp squared skirting. Bedrooms are finished with deep-pile carpets, oversized white doors, while bathrooms provide a luxurious retreat with wall-hung sanitaryware, full-height porcelain tiling, designer taps and rainhead showers. The Apartments benefit from smart electric heating, MVHR ventilation, low-energy LED lighting, PAS 24 fire-rated doors, sprinklers or mist systems, aluminium double-glazed windows and comprehensive audio-visual and USB connectivity. Externally, residents enjoy secure access, CCTV, lifts, landscaped communal gardens, private outdoor spaces to selected apartments, ample storage, parcel facilities, and a fully equipped Technogym, one parking space per apartment, alongside electric vehicle charging points and thoughtfully designed communal areas, creating a refined, secure and highly functional living environment.

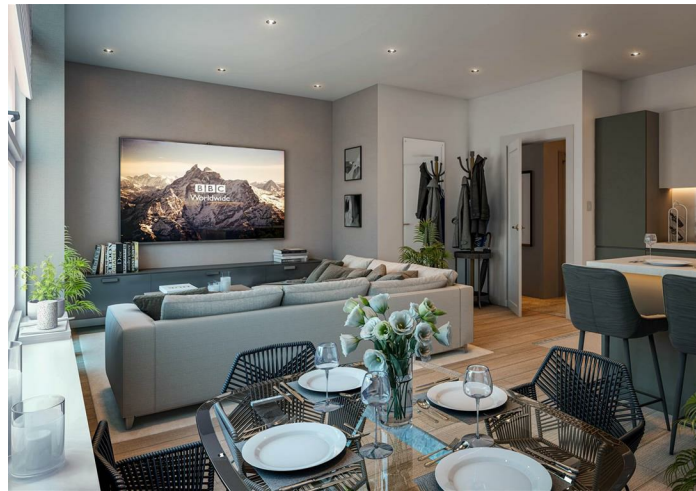
Cheadle village is a peaceful and welcoming place to live, offering a blend of scenic surroundings and strong community spirit. Ideally positioned between Manchester and the Cheshire countryside, it features independent shops, cafés, pubs and restaurants, along with excellent transport links to Stockport, Manchester and beyond. Bruntwood Park is nearby for outdoor leisure, while commuters benefit from easy access to the M60, regular bus services, Gatley station (1.4 miles) and Stockport station (2 miles) with fast rail connections.

Hallway

Access to living accommodation, finished with brilliant white walls, Amtico wood flooring, low energy LED recessed white down lights and electric panel radiators

Open Plan kitchen/Living Room & Diner

The kitchens and living areas feature contemporary with aluminium double glazed windows, modern fitted kitchens with soft-close doors and drawers, complementary worktops with splashbacks and integrated stainless steel appliances including oven, microwave, hob, fridge freezer and dishwasher. A stainless steel sink with monoblock spray tap, ceiling extractor and LED lighting to kitchen units complete the space, while oak-effect Amtico flooring runs through the hall, kitchen and living areas, finished with brilliant white walls and squared-edge skirting. Apartments also benefit from a separate washer and dryer where possible, along with blinds or curtains throughout. Lighting is provided by low-energy LED recessed downlights, modern white switches and strategically placed plug sockets to allow flexible use of freestanding lamps.



Alternative View



Bedroom One

The bedrooms are finished in a calm, neutral style with brilliant white walls and skirting, complemented by deep-pile carpets. Oversized white flat-panel doors with bronze handles add a refined touch, while fitted wardrobes provide practical storage. Blinds or curtains are fitted to all apartments for comfort and privacy, with aluminium double glazed windows.



Bathroom

The bathrooms are finished to a contemporary standard, featuring stylish sanitaryware with wall-hung WC and soft-close lid, complemented by porcelain floor tiles and full-height porcelain wall tiling around the bath. Designer taps, a modern shower mixer and rainhead shower create a luxurious feel, alongside a full-sized shower, while large mirrors above the sink enhance light and space. Lighting is provided by low-energy LED recessed downlights and modern white switches



External & Communal Areas

The external and communal areas are thoughtfully designed to provide a secure and high-quality living environment. Carpeted communal corridors feature dark finishes with wall lighting, while tiled lobby areas and hardwearing deep-pile

carpets ensure durability throughout shared spaces. Secure access is provided to both buildings, with security cameras on each floor and main entrances. Residents benefit from a large secure post room and parcel-sized post boxes, private storage rooms on each floor, and multiple lifts with residents-only activation to minimise wait times. A fully equipped Technogym is located on the ground floor, alongside eight residents-only electric vehicle charging points within the car park. Landscaped communal gardens offer private outdoor space, with selected ground-floor apartments enjoying their own private gardens, all enhanced by feature sensor-activated lighting throughout corridors and lobby areas.

