



*jordan fishwick*

32 Eton Drive, SK8 3WA  
Guide Price £265,000

# Eton Drive Cheadle SK8 3WA

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Offered for sale with no chain is this recently redecorated executive apartment occupying a first floor position within the exclusive Royal Park Development. The development is situated within easy reach of Cheadle Village in addition to the fantastic amenities of John Lewis, Sainsbury's and David Lloyd Leisure Centre on your door step with Handforth Dean Retail Park also within a 10 minute drive. The property is also well located for excellent transport links with the A34 road network providing access to the M60 motorway network and both Manchester City Centre and Manchester International Airport. The accommodation comprises of a well decorated and spacious entrance hallway with intercom system. For storage the four double walk in cupboards offer excellent internal extra storage, two have mirrored doors. The large living room is an excellent reception space with a dual aspect windows flooding the room with natural light and offering a superb space for entertaining guests. The kitchen is fitted with a range of base and eye level units with integrated sink, gas hob, new washer dryer, dishwasher and oven. The master bedroom is beautifully proportioned with ample space for bedroom furniture and is served by a stylish en suite shower room. Bedroom two is a further double bedroom and has ample space for further bedroom furniture. The accommodation is further served by a three piece family bathroom suite comprising of a wash basin, bath with shower over and a W.C. The kitchen, bathroom and en suite all have the added bonus of newly fitted high quality vinyl flooring installed. Externally, the development benefits from lawn communal gardens and two allocated off road parking spaces.



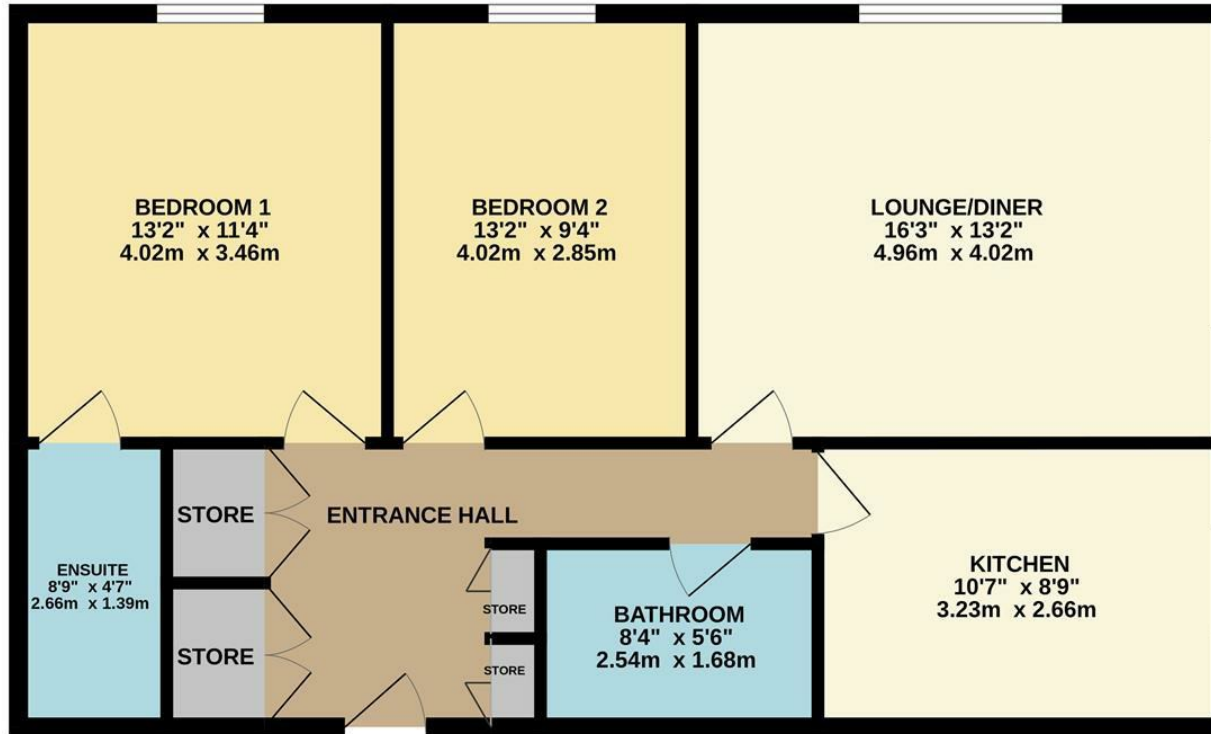
- Purpose Built Apartment
- Executive Location
- Local Amenities
- Two Bedrooms
- Ensuite
- Redecorated
- Great Storage
- Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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