



79 Lavington Avenue, Cheadle, SK8 2HQ

Offers Over £450,000

4 2 3



A family home that can evolve with you.

Set on a well established residential development, this modern four bedroom detached home combines the space families need today with plenty of opportunity to adapt it for tomorrow.

The location is a major part of the appeal. Excellent schools are within easy reach, Cheadle village is close by and convenient access to the motorway network makes the position particularly practical for anyone commuting across Greater Manchester and beyond.

Inside, the accommodation offers considerably more flexibility than you might initially expect. An entrance hall has a useful downstairs WC, while the ground floor provides a front dining room, good size rear living room and an additional conservatory/living room overlooking the garden.

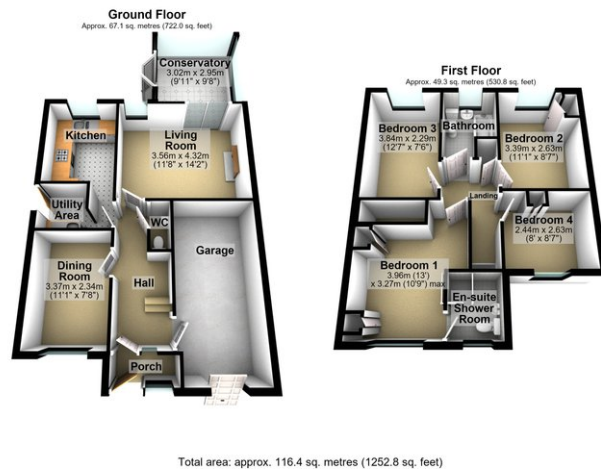
The fitted kitchen is complemented by a separate utility area, but perhaps more interesting is what could be done with the existing layout. For buyers attracted by contemporary open-plan living, there is clear potential to rethink the kitchen and dining areas to create a larger family-focused space, subject of course to any necessary building or structural considerations.

The integral garage provides another useful dimension. Ideal for parking or storage, while potentially offering scope to incorporate some or all of the space into the main accommodation if needed.

Upstairs are four well proportioned bedrooms. Fitted furniture provides excellent storage, while the main bedroom benefits from its own en suite shower room. A separate family bathroom completes the accommodation. Gas central heating and double glazing are also installed.

Outside, a driveway provides off road parking and access to the garage. To the rear is a mature, landscaped garden with lawn, established planting and patio areas. Importantly, the garden enjoys a good degree of privacy and is not directly overlooked from the rear.





- Modern four bedroom detached family home
- Established & convenient residential development
- Three versatile reception/living areas
- Potential to create a larger open-plan kitchen/dining space
- Four well proportioned bedrooms with fitted furniture
- Family bathroom & en suite shower room
- Integral garage offering further potential
- Driveway providing off road parking
- Private landscaped rear garden, not directly overlooked
- Close to excellent schools, Cheadle village & motorway links



Your home may be repossessed if you do not keep up repayments on your mortgage N.B. Maurice Kilbride Residential Sales and Lettings Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references and condition or necessary permission for use and occupation and other details are given without responsibility or intending purchasers or tenants should not rely on them as statement or representations of face must satisfy themselves in inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Maurice Kilbride Residential Sales or Lettings Limited has any authority to make or give any representation or warranty whatever in relation to this property.