



15 Beatrice Avenue, Cheadle Hulme

Asking Price £350,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 15 Beatrice Avenue

Cheadle Hulme, Stockport

A three bed semi detached property at the head of a cul de sac in the sought after Cheadle Hulme locality. Corner plot with extension potential, no chain, garage, driveway & great scope to modernise. Council Tax band: C

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three bedroom semi detached home in Cheadle Hulme
- Quiet cul de sac position at the head of the road
- Generous corner plot with extension potential
- Offered for sale with no vendor chain
- Two reception rooms and separate kitchen
- Three well proportioned bedrooms
- Detached garage with driveway parking
- Ideal for modernisation and adding value



## 15 Beatrice Avenue

Cheadle Hulme, Cheadle

Situated at the head of a quiet cul de sac within the highly desirable area of Cheadle Hulme, this three bedroom semi detached property presents an excellent opportunity for buyers seeking a home with potential. Ideally positioned for a range of well regarded local primary and secondary schools, the property is offered for sale with no vendor chain, allowing for a straightforward purchase.

Occupying a generous corner plot, the home offers clear scope for future extension, subject to the necessary planning permissions, making it particularly appealing to those looking to grow into a property over time.

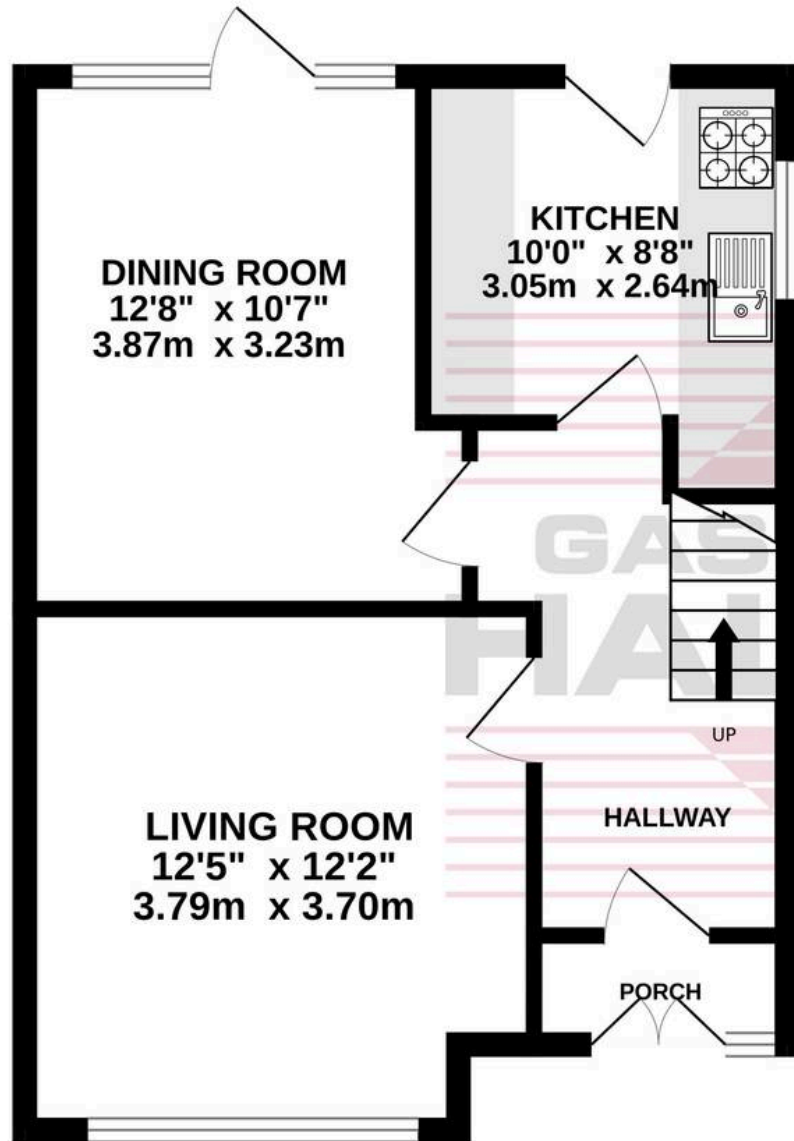
The accommodation briefly comprises an entrance hall, a front reception room, a rear reception room overlooking the garden, and a separate kitchen. To the first floor are three well proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a generous rear garden with a garden pond, a detached garage positioned to the rear, and a paved driveway providing off road parking to the front and side.

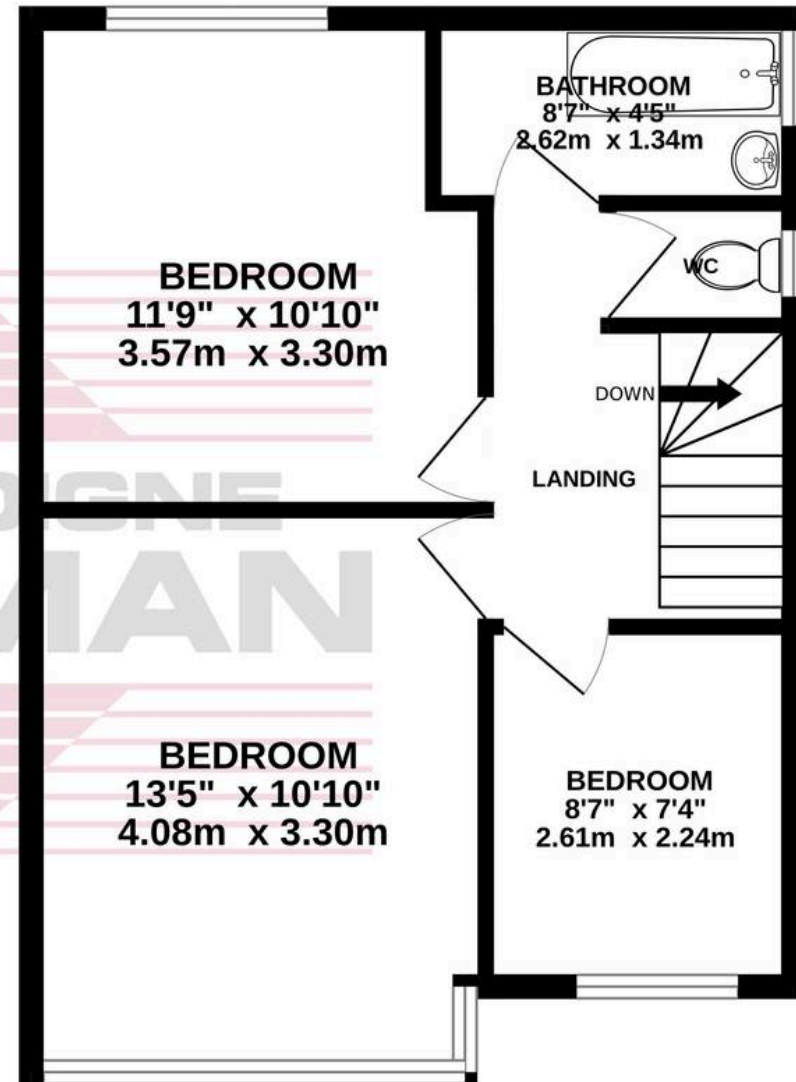
Requiring a degree of modernisation, this is an ideal purchase for a DIY enthusiast or buyer keen to put their own stamp on a well located home with plenty of potential.



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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